

## PLANNING COMMISSION STAFF REPORT DECEMBER 19, 2023

**Prepared by:** Amy Wolfson, City Planner

**DATA SUMMARY** 

**Application Number:** 23PLN-28

Subject:

Development Review and Variance Request for the Sierra Guest Home Expansion for a total of 27 rooms, including two full apartment units, for Supportive Housing use consistent with state requirements. The Variance request is for encroachment of a rear addition into the 20-foot rear setback and exceeding the 50% lot

coverage limit

**Location/APNs**: 131 Glenwood Avenue/035-270-035

**Applicant:** Foothill House of Hospitality

Representative: Nancy Baglietto

**Zoning/General Plan:** Single-Family Residential (R-1)/Urban Low Density (ULD)

**Entitlement:** Development Review Permit, Variance

**Environmental Status:** Categorical Exemption

## **RECOMMENDATION:**

- 1. That the Planning Commission approve the Development Review and Variance applications for the expansion of the Sierra Guest Home at 131 Glenwood Avenue as presented, or as modified by the Development Review Committee, which includes the following actions:
  - Determine the project Categorically Exempt pursuant to Section 15305, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
  - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report;
  - Approve the Development Review Permit for the expansion of the Sierra Guest Home in accordance with the Conditions of Approval, attached to the Staff Report; and
  - d. Approve the Variance request for encroachment of a rear addition into the 20foot rear setback, and exceeding the 50% lot coverage limit

#### BACKGROUND:

The existing residence is 5,274 square feet and was constructed in 1957 according to Assessor records. The building has operated as a Senior Care Facility, licensed by the State since April

1989. The Foothill House of Hospitality purchased the facility in 2021 and has operated it as a supportive housing facility as defined by the state in Government Code Section 65582, serving the target population as defined in that same section.

The Development Review Committee reviewed the project at their November 14, 2023 meeting and recommended approval (4 to 0, Hutchins absent) of the project with the following requests to be completed prior to going before the Planning Commission:

- Provide an arborist report in order to provide additional justification for the Variance request and condition of the existing overhanging tree.
  - o Applicant submitted an Arborist Report by Greg Matuzak dated November 30, 2023, which concludes that the health of the tree would be compromised by limb removal.
- Consider additional aesthetic treatments to the rear elevation.
  - Applicant has amended the rear elevation with added window shutters, altered the siding to include both horizontal lap and vertical siding, and included a color change that corresponds to the siding change.
- Consider a screening treatment for the trash cans.
  - Applicant added a fencing screen for the trash cans.

### PROJECT PROPOSAL:

Project description: This Development Review Permit application is for an expansion of the facility from 17 to 27-bedroom units and to 9,578 sq ft. Two of the units will be studio apartments, replacing two existing apartment units that are proposed for demolition. The proposed apartment units will be used to house tenants seeking more independent living situations such as an on-site manager or recuperative care tenants. Along with the expansion, the building will be remodeled which will include abatement of lead and asbestos within the existing structure. New exterior finishes include painted horizontal lap siding, shake shingles, and new asphalt shingle roofing.

Supportive Housing Use: Pursuant to Table 2-7 of the Grass Valley Municipal Code, Supportive Housing is a permitted use in the single-residential (R-1) zoning district. Government Code Section 65583(a)(5) states that "Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." There are no restrictions in the current development code that would disallow the proposed development as a single-family residence except with respect to the requested Variance (discussed below) and with respect to the second studio apartment (one studio could be considered an allowed Accessory Dwelling Unit (ADU). However, the combined square footage of the two studios could qualify under the city's size restrictions for an ADU. The applicant has indicated in the project description that these would be converted to a single unit and one of the kitchenettes removed upon conversion of the facility to a use other than supportive housing. Because the use of the apartments to serve tenants with more independent needs is a use that is integral to the services needed to meet the goals of the supportive housing facility, staff is suggesting that the planning commission make a finding to support the second apartment unit based on its use to serve the supportive housing use and the commitment by the applicant to remove one at such time the facility is no longer used for supportive housing. It should also be noted that the applicant is proposing to remove a detached two-apartment structure as part of this application, but staff has been unable to substantiate whether they were constructed legally.

Variance: Pursuant to section 17.72.070, the purpose of a Variance process is to consider requests to waive or modify standards in the development code due to special circumstances applicable to the property. In this case, the applicant is intending to avoid a second story addition, which they could provide in compliance with the existing setback and lot coverage standards. However, the construction of a second story would compromise an existing oak tree on the neighboring property, that hangs over the subject building. Additionally, neighboring property owners have expressed a preference for the one-story addition due to concerns that a two-story addition would not fit as well with the character of the neighborhood.

The rear setback for R-1 designated properties is 20% of the lot depth, up to a maximum of 20-feet. The 150-foot lot depth of this property sets the rear setback at 20-feet. The rear addition is proposed to be as close as 6 feet, 7 inches from the rear property line. The site coverage limit for R-1 is 50% and includes all the impervious surfaces on a lot. The proposed development will have impervious coverage up to 67% of the site. Again, both the coverage limits and the setbacks standards could be met with a second-story, as opposed to the proposed single-story addition. The applicant is requesting that the commission consider the health of the tree that would be compromised with a second-story proposal, as a special circumstance that deprives the property owners the ability to build out in compliance with setback and lot coverage standards.

At the DRC's request, the applicant provided an Arborist and Tree Survey, dated November 30, 2023 that considers impacts of the development to the overhanging blue oak tree. Biologist, Greg Matuzak concludes that additional removal of branches of the native tree could ultimately cause hazards such as tree death or impacts to structural foundations due to the root system becoming unstable. Matuzak recommends the one-story development scenario as proposed in order to best preserve the tree.

#### **GENERAL PLAN AND ZONING:**

General Plan: The Urban Low Density (ULD) General Plan designation includes a density range of 1 to 4 dwelling units per acre. ULD is intended primarily for single family detached houses, although higher density single family patio homes or Town houses could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range. ULD is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

**Zoning:** The Single-Residential Zone (R-1). The R-1 zone is applied to areas of the city that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core. The r-1 zone is consistent with and implements the urban low density (ULD) designation of the general plan.

## SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The subject site is located within a single-family neighborhood on Glenwood Avenue, primarily consisting of one-story homes. Many of the homes were constructed in the late 1930s/ early

19040s, prior to 1962 building code requirements and land use development standards. Several neighboring homes encroach into setbacks applicable under the current development code. The site drains from south to north and has an approximate slope of 7%. There are no waterbodies or streams located on the property.

## **ENVIRONMENTAL DETERMINATION:**

Use of the site for supportive housing is permissible under the Grass Valley Municipal Code and considered a ministerial project and therefore not subject to the California Environmental Quality Act (CEQA). The Variance request qualifies for a Categorical Exemption pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 5 Categorical Exemption consists of minor alterations to land use limitations where the site has an average slope not exceeding 20% and there is no change in land use density "including set back variances not resulting in the creation of any new parcel."

## **FINDINGS**:

- 1. The City received a complete application for Development Review Application 23PLN-28.
- 2. The Grass Valley Development Review Committee reviewed Development Review Application 23PLN-28 at their regular meeting on November 14, 2023.
- 3. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 5, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
- 4. The project is consistent with the applicable sections and development standards in the Development Code.
- 5. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
- 6. The two proposed studio apartments may be permitted as an integral part of the supportive housing facility for which the applicant has committed to converting to a single ADU with removal of one kitchenette upon any conversion of the use to anything other than a supportive housing use.
- 7. The proposed project is consistent with the general plan and any applicable specific plan
- 8. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code; and
- 9. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards and guidelines for development review permits which may be established from time to time by the council.
- 10. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, such as the tree which prevents second story

- expansion, so that the strict application of this development code deprives the property of privileges enjoyed by other properties in the vicinity and within the same zone
- 11. The approval of the variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
- 12. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.

#### **RECOMMENDED CONDITIONS:**

- 1. The approval date for planning commission review is December 19, 2023 with an effective date of Thursday, January 4, 2023 pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on January 4, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
- 2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the planning commission (23PLN-28). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
- 3. All commitments made by the applicant as part of the presented project shall be upheld by future/successor heirs/owners.
- 4. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
- 5. Prior to issuance of building or grading permits, the applicant shall conduct a "Water Demand Analysis" as required by the Nevada Irrigation District (NID) to evaluate the existing 3/4-inch domestic meter is adequate for the demand of the project. An NID will-serve letter shall be provided to the City Planner.
- 6. The project shall be designed in accordance with the requirements of all applicable codes, standards, and local ordinances, including but not limited to; 2022 CFC, NFPA 13-22 (standard for the installation, testing, and maintenance of fire sprinkler systems), and NFPA 72-22 (standard for the installation, testing, and maintenance of fire alarm systems).
- 7. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.
- 8. The requirements of the 2022 CBC, CMC, CPC, CEC, and CFC apply.
- 9. Maximum openings on exterior walls shall be per CBC 705.8
- 10. Plans shall include architectural, structural, mechanical, electrical and plumbing plans.

- 11. Applicable energy conservation compliance forms are required.
- 12. Calgreen compliance is required.
- 13. Plans, specifications and calculations must be prepared by or under the direct supervision of an architect or a civil or structural engineer licensed by the state of California.

## **ATTACHMENTS:**

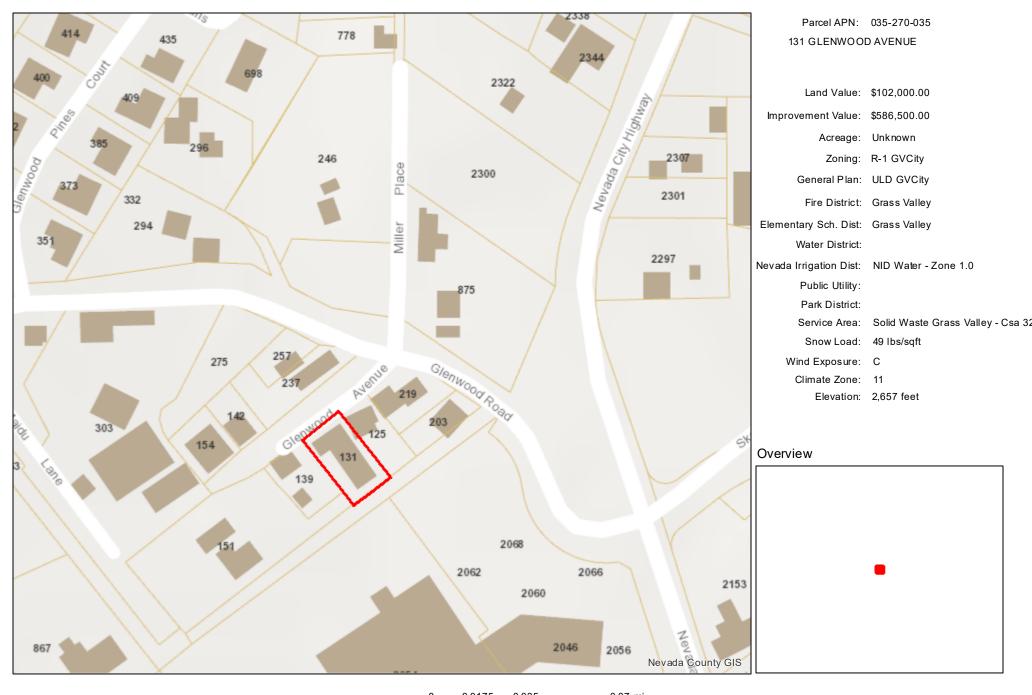
- 1. Aerial Map
- 2. Vicinity Map
- 3. Applications
- 4. Architectural Plans
- 5. Arborist and Tree Survey Report

# Sierra Guest Home Expansion at 131 Glenwood Avenue

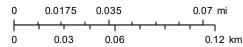
**Project Submittal Attachment List** 

- 1. Vicinity Map
- 2. Aerial Map
- 3. Applications (includes applicant and architect statements)
- 4. Sierra Guest Home Plans (renderings, site plan, floor plans, etc)
- 5. Arborist and Tree Survey Report, 11/30/23 Greg Matuzak
- 6. Public Comment Letter, 12/12/23

# 131 Glenwood - Vicinity Map



September 29, 2023 © 2022 Nevada County GIS Scale: 1:2,257 0



# 131 Glenwood - Aerial Map

Nevada County GIS

Parcel APN: 035-270-035 131 GLENWOOD AVENUE

Land Value: \$102,000.00

Improvement Value: \$586,500.00

Acreage: Unknown

Zoning: R-1 GVCity

General Plan: ULD GVCity

Fire District: Grass Valley

Elementary Sch. Dist: Grass Valley

Water District:

Nevada Irrigation Dist: NID Water - Zone 1.0

Public Utility:

Park District:

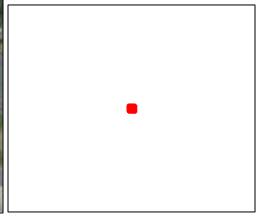
Service Area: Solid Waste Grass Valley - Csa 32

Snow Load: 49 lbs/sqft

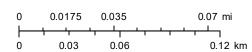
Wind Exposure: C
Climate Zone: 11

Elevation: 2,657 feet

#### Overview



September 29, 2023 © 2022 Nevada County GIS Scale: 1:2,257



CITY OF GRASS VALLEY Community Development Department 125 E. Main Street Grass Valley, California 95945 (530) 274-4330 (530) 274-4399 fax

# UNIVERSAL PLANNING APPLICATION

\* DUE WITH EVERY PLANNING APPLICATION \*



## **Application Types**

Admini	strative	Sign R	eviews	
	Limited Term Permit		Minor - DRC, Historic Distri	ict, Monument Signs
	\$698.00	ш	or other districts having spe	cific design criteria
	Zoning Interpretation		\$313.00	
ш	\$224.00		Major – Master Sign Progra	ims
Develo	pment Review	_	\$1,279.00	
Develo	Minor Development Review – 10,000 or less sq. ft.		Exception to Sign Ordinanc	е
	\$1,813.00	ш	\$964.00	
$\overline{}$	Major Development Review – over 10,000 sq. ft.	Subdiv	visions	
	\$3,293.00		Tentative Map (4 or fewer lo	nte)
	Conceptual Review - Minor		\$3,493.00	Jis)
	\$459.00		Tentative Map (5 to 10 lots)	
	Conceptual Review – Major	Ш	\$4,857.00	
Ш	\$782.00		Tentative Map (11 to 25 lots	a)
	Plan Revisions – Staff Review		\$6,503.00	>)
				-1
	\$316.00		Tentative Map (26 to 50 lots	>)
Ш	Plan Revisions – DRC / PC Review		\$8,915.00	ara)
	\$831.00		Tentative Map (51 lots or m	ore)
	Extensions of Time – Staff Review		\$13,049.00	are al Mara
	\$282.00		Minor Amendment to Appro	очестиар
	Extensions of Time – DRC / PC Review	$\overline{}$	(staff) \$1,114.00	
	\$607.00		Major Amendment to Appro	очестиар
Entitlen	nents		(Public Hearing) \$2,436.00	
	Annexation		Reversion to Acreage	
ш	\$7,843.00 (deposit)		\$765.00	
	Condominium Conversion		Tentative Map Extensions	
	\$4,923.00 (deposit)		\$1,047.00	
	Development Agreement – New		Tentative Map - Lot Line Ad	ljustments
	\$18,463.00 (deposit)		\$1,200.00	
	Development Agreement – Revision	Use Pe	ermits	
ш	\$6,903.00		Minor Use Permit - Staff Re	view
	General Plan Amendment		\$480.00	
	\$7,377.00	<b>V</b>	Major Use Permit - Planning	n Commission Review
	Planned Unit Development		\$3,035.00	g Commission (Coview
	\$8,150.00 (minimum charge) + 100.00 / dwelling			
	unit and / or \$100 / every 1,000 sq. ft.	<u>Var</u> ian		
	commercial floor area		Minor Variance - Staff Review	ew
	Specific Plan Review - New	=	\$518.00	
	Actual costs - \$16,966.00 (deposit)	<b> </b>	Major Variance - Planning (	Commission Review
	Specific Plan Review - Amendments / Revisions		\$2,029.00	
	Actual costs - \$6,986.00 (deposit)			
	Zoning Text Amendment		<u>Application</u>	<u>Fee</u>
	\$3,102.00	1/10	ior I Ico Dormit	<b>¢</b> 2 025
	Zoning Map Amendment	IVIa	jor Use Permit	\$3,035
	\$5,073.00	Ν./	oior Marianaa	ቀ2 020
		IVI	ajor Varience	\$2,029
<u>Enviror</u>	nmental			
	Environmental Review – Initial Study			
=	\$1,713.00			
	Environmental Review – EIR Preparation			
_	\$31,604.00 (deposit)			
	Environmental Review - Notice of Determination			
	\$149.00 (+ Dept. of Fish and Game Fees)			
	Environmental Review - Notice of Exemption			
	\$149.00(+ County Filing Fee)		T-1-1	Фг oo4
			ı otal:	\$5,064

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the <u>completed forms, site plan/maps, and filing fees</u>, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information <u>has not</u> been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at <a href="www.cityofgrassvalley.com">www.cityofgrassvalley.com</a> regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

#### ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of \$3,539.25 for an Environmental Impact Report and \$2,548.00 for a Negative Declaration\* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1**st of each year.

This fee is <u>not</u> a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

\*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

Applicant/Representative	Property Owner
Name: Nancy Baglietto	Name: Foothill House of Hospitality
Address: 488 Crown Point Circle	Address: 488 Crown Point Circle
Grass Valley, California 95945	Grass Valley, California 95945
Phone:530-615-0807	Phone:530-615-0807
E-mail:nbaglietto@hhshelter.org	E-mail:nbaglietto@hhshelter.org

<u>Architect</u>	<u>Engineer</u>
Name: Robert Wallis	Name: Jon Martin
Address: 415 W Main St	Address: 2204 Plaza Drive, Suite 130
Grass Valley, CA 95945	Rocklin, CA 95765
Phone: 530-264-7010	Phone: 916-256-4816
E-mail:robert.wallis@wdsa.us	E-mail:jonm@martinconsultinggroup.biz

E	E-mail:10DE11.WallIS@WUSa.US	E-mail:John @ martinconsultinggroup.biz
1.	Project Information a. Project NameSierra Guest Home Expansion	
	b. Project Address <u>131 Glenwood Ave, Grass Va</u>	alley, CA 95945
	c. Assessor's Parcel No(s)035-270-035 (include APN page(s))	
	d. Lot Size.20 Acres	
2.	•	xisting out buildings on site, as well as a previous (existing) addition to the nent of lead and asbestos within the existing structure. New finishes will be
	added to the exterior of the building, consisting of painted horizontal la	ap siding,shake shingles, and new asphalt shingle roofing. A new addition
	to the rear and west of the building will include 10 dorm-style bedrooms with	th two shared bathrooms and shower rooms, as well as two studio apartments.
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		_
_		D 1 CVCity
3.	General Plan Land Use: ULD GVCity	4. Zoning District: R-1 GVCity

4.	Cortese List: Is the proposed property located on a s Waste and Substances List (Cortese List)? Y	
	The Cortese List is available for review at the Commular If the property is on the List, please contact the Plan notification procedures prior to submitting your application 65962.5).	ning Division to determine appropriate
5.	Indemnification: The City has determined that City should, to the fullest extent permitted by law, be fully poclaim, lawsuit, expense, attorney's fees, litigation exparising out of or in any way related to the issuance of pursuant to this permit. Accordingly, to the fullest extendefend, indemnify and hold harmless City, its employagainst any liability, claims, suits, actions, arbitration losses, expenses or costs of any kind, whether actual, a limited to, actual attorney's fees, litigation expenses restriction or limitation, incurred in relation to, as a constattributable to, actually, allegedly or impliedly, in whole or the activities conducted pursuant to this permit. Apploare incurred by City, its employees, agents and official lawsuit, shall submit a deposit in such amount as the to protect the City from exposure to fees, costs or liability	rotected from any loss, injury, damage, benses, court costs or any other costs this permit, or the activities conducted nt permitted by law, the applicant shall byees, agents and officials, from and proceedings, regulatory proceedings, alleged or threatened, including, but not and court costs of any kind without equence of, arising out of or in any way or in part, the issuance of this permit, icant shall pay such obligations as they ials, and in the event of any claim or City reasonably determines necessary
6.	<b>Appeal:</b> Permits shall not be issued until such time determination or final action shall become effective or appropriate review authority, where no appeal of the rin compliance with Chapter 17.91 of the City's Develop	the 16 <sup>th</sup> day following the date by the eview authority's action has been filed
	The 15-day period (also known as the "appeal" period begins the first full day after the date of decision that extends to the close of business (5:00 p.m.) on the 15th Hall is open for business.	the City Hall is open for business, and
Ιh	ereby certify, to the best of my knowledge, that the above	ve statements are correct.
Pr	operty Owner/*Representative Signature:	
	*Property owner must provide a consent letter allowing	representative to sign on their behalf.
Αp	oplicant Signature:	
- 1		
	OFFICE USE ONLY	
Α	pplication No.:	Date Filed:
F	ees Paid by:	Amount Paid:
C	other Related Application(s):	

CITY OF GRASS VALLEY Community Development Department 125 E. Main Street Grass Valley, California 95945 (530) 274-4330 (530) 274-4399 fax

## **VARIANCE**



## SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

# PLEASE PRINT CLEARLY OR TYPE USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

- I. Provide a written response for the variance request and provide a written justification statement to support findings listed in Section 17.72.070 F of the Development Code, including the following:
  - A. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, so that the strict application of this Development Code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
  - B. The approval of the Variance or Minor Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and,
  - C. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.

## II. Project Characteristics:

A. Describe all existing buildings and uses of the property: Main building consists of 17 dorm style bedrooms main building at the back of the lot. Demolition will also include abatement of lead and asbestos within the existing structure. New finishes will be added to the exterior of the building, consisting of painted horizontal lap siding, shake shingles, and new asphalt shingle roofing. A new addition to the rear and west of the building will include 10 dorm-style bedrooms with two shared bathrooms and shower rooms, as well as two studio apartments.

B. Describe surrounding land uses:

North: Private Road (Single family residence across street)

South: Undeveloped land

East: Single family residence

West: Single family residence

## **SITE PLAN REQUIREMENTS**

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

A.	Application Checklist:		
		One completed copy of Universal Application form.	
		One completed copy of the Environmental Review Checklist (if applicable).	
		Preliminary Title Report dated no later than 6 months prior to the application filing date.	
		The appropriate non-refundable filing fee.	
В.	Site	e Plan Submittal:	
	X	Site Plan size – one 8-1/2" x 11", 15 larger folded copies (folded to 9" x 12") with one $8.5 \times 11$ " reduced copy and e-mail electronic .pdf file.	
		Graphic scale and north arrow.	
		Vicinity map (showing property location to major roads or major landmarks).	
		Show location and dimensions of existing and proposed structures and walls.	
		(Identify existing as a solid line and proposed as a dashed line).	
		Label the use of all existing and proposed structures or area.	
		Show the distance between structures and to the property lines.	
		Show site access, location and dimensions of adjacent street right-of-way, property lines, building setback lines, sidewalks and easements.	
		Show off-street parking facilities, including parking area and layout, loading areas trash storage areas, dimensions and numbers of individual parking spaces (including handicapped spaces) and aisles.	



October 26, 2023

**Board of Directors** 

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> David Reader Board Member

Reed Schreiter Board Member

Mark Vieaux Board Member

Jamal Walker Board Member

Nancy S. Baglietto, MSW Executive Director Amy Wolfson
City Planner
City of Grass Valley
Development Review Committee
125 East Main Street
Grass Valley, CA 95945

Dear Ms. Wolfson:

I am writing this letter in reference to Hospitality House's application number: 23PLN-28 for the Development Review and Variance Request for the Sierra Guest Home Expansion located at 131 Glenwood Avenue.

As we have discussed, Hospitality House seeks to increase the building for a total of 27 rooms, including two full apartment units. All of the units are part of a permanent supportive housing project that is consistent with state requirements as defined by Government Code Section 65582. Through the expansion of the Sierra Guest Home, Hospitality House will be able to continue serving this same target population as defined in that same section, albeit in greater numbers to help meet the growing number of people needing housing.

Ensuring that two of the additional units are complete Accessory Dwelling Units (ADUs) with a separate kitchen is integral to Hospitality House's supportive housing use. Both units will be used for residents needing independent living space which may include for psychosocial reasons or because of physical limitations, or both. Hospitality House understands that if the Sierra Guest Home ceases to operate as a permanent supportive housing program, one of the ADUs would have to have the kitchen removed. This said, permanent supportive housing is core to Hospitality House's mission.

If I can provide any additional information, please do not hesitate to contact me. I would be pleased to assist in any way that I can.

Sincerely,

Nancy S. Baglietto

Executive Director/CEO

## WALLIS DESIGN STUDIO ARCHITECTS

Listening. From design to completion. www.wallisdesignstudio.com

## SIERRA GUEST HOME – VARIANCE JUSTIFICATION

Dear Amy Wolfson,

We are requesting a variance for the property of 131 Glenwood Ave. This variance will pertain to both the rear yard setback, as well as the imperious surface calculations at the site.

The request for the exception of the rear yard setback is due to a large oak tree that sits on the property line to the West of the current building on site. The oak tree will not allow for a two-story building to be located underneath it without its removal. In order to avoid its removal, we have proposed a one-story option that allows the same number of units to be included in the proposed addition. We would like to avoid removal of the tree due to its large size. There is concern that removing the tree will cause the roots to rot and cause damage to the neighboring property and significantly impact the neighbor's pool.

Our proposed impervious coverage is 67%, while the limit is 50%. This requested increase is to allow for an accessible path to be added that connects to the rear of the building. These ADA paths are an egress requirement to ensure safety for residence who are served by this addition to the supportive housing facility. We are using pervious materials (decking, pervious pavers) where we can in order to reduce our impervious surface coverage as much as possible. The requested increase in the impervious coverage limit could be avoided by expanding vertically, as opposed to the one-story proposed design to avoid removal of the tree mentioned above.

Sincerely,

Robert Wallis

Wallis Design Studio Architects Listening from Design to Completion

(530) 264-7010 voice

WallisDesignStudio.com





# PROJECT INFORMATION

# **GENERAL SITE INFORMATION**

LOCATION: 131 GLENWOOD AVE, GRASS VALLEY, CA 95945

**GENERAL SCOPE OF WORK** 

PROJECT CONSIST OF ADDITION AT REAR OF PROPERTY HOLDING 10 NEW UNITS, AS WELL AS A REMODEL AND EXPANSION OF THE EXISTING KITCHEN IN IMPORVEMENTS TO THE SITE AT THE FRONT OF THE BUILDING.

# **EXISTING BUILDING INFORMATION**

035-270-035 ZONING: R-1 GVCITY RESIDENTIAL LAND USE: **BUILDING USE:** STANDARD SINGLE FAMILY

OCCUPANCY TYPE: R-2 TYPE V-B TYPE OF CONSTRUCTION: **EXISTING BUILDING HEIGHT:** 20' - 6" +/-**EXISTING NUMBER OF STORIES:** EXISTING FLOOR AREA: 5**,**274 SF

## **NEW BUILDING INFORMATION**

EXISTING 1ST FLOOR AREA: 3,596 SF NEW 1ST FLOOR AREA: 2,748 SF EXISTING SECOND FLOOR AREA: 910 SF TOTAL FLOOR AREA: 7,254 **SF** 

**BUILDING HEIGHT:** 20' - 6" +/-OCCUPANCY TYPE: R-2

## **BUILDING CONSTRUCTION DESCRIPTION**

FIRE SPRINKLERS:

EXISTING BUILDING: WOOD FRAMED STRUCTURE WITH FIBER CEMENT HORIZONTAL LAP SIDING AND ASPHALT COMPOSITION ROOF.

**NEW BUILDING:** WOOD FRAMED STRUCTURE WITH FIBER CEMENT HORIZONTAL LAP SIDING AND ASPHALT COMPOSITION ROOF.

# **PROJECT TEAM**

<u>ARCHITECT</u> WALLIS DESIGN STUDIO ARCHITECTS NANCY BAGLIETTO HOSPITALITY HOUSE 415 WEST MAIN ST

488 CROWN POINT CIRCLE, SUITE 100 GRASS VALLEY, CA 95945 ROBERT WALLIS, AIA (530) 264-7010

robert.wallis@wdsa.us CHRISTINE FANTLE (530) 264-7010 christine.fantle@wdsa.us MARTIN CONSULTING GROUP, INC.

# **ENERGY CONSULTANT**

JON MARTIN (916)256-4816 MELAS ENERGY ENGINEERING jonm@martinconsultinggroup.biz 547 UREN STREET NEVADA CITY, CA 95959

MICHAEL MELAS **CIVIL ENGINEER** (530) 265-2492 michael@melasenergy.com DUNDAS GEOMATICS, INC. 159 SOUTH AUBURN ST.

# **GENERAL CONTRACTOR**

(530) 263-2757 rlawless@ddgeo.com 3131 PEACEKEEPER WAY, SUITE 400 MCCLELLAN, CA 95652

CODY SOSNER ELECTRICAL ENGINEER

(916) 783-8080 VOICE UP-LIGHT ELECTRICAL ENGINEERING, (916) 783-9064 FAX 3130 TWITCHELL ISLAND ROAD CODY@CREEKSIDEINC.NET WEST SACRAMENTO, CA 95691

JIM PUGA

<u>OWNER</u>

(510) 499-4941

GRASS VALLEY, CA 95945

**STRUCTURAL ENGINEER** 

GRASS VALLEY, CA 95945

ROBERT LAWLESS

ROCKLIN, CA 95765

2204 PLAZA DRIVE, SUITE 130

(916) 371 - 3202 JPUGA@UPLIGHTEE.COM

# **SHEET INDEX**

# **GENERAL**

**COVER SHEET** PERSPECTIVES SITE PLAN PHOTO SURVEY

1ST FLOOR EXISTING & DEMO 2ND FLOOR EXISTING & DEMO BASEMENT FLOOR PLAN

**EXTERIOR ELEVATIONS** 

1ST FLOOR PLAN 2ND FLOOR PLAN **ROOF PLAN EXTERIOR ELEVATIONS**  ARCHITECTS, INC.

415 W Main St Grass Valley, CA 95945 (530) 264-7010 WallisDesignStudio.com

ANSIOI SIERR,

FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE

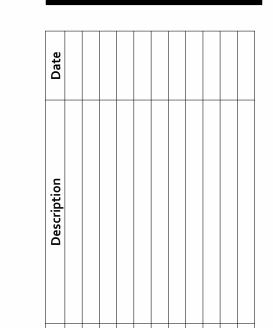
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2022003 Date: 12/01/2023

Drawing Title:

**COVER SHEET** 

Drawing Number:

**SECTION VIEW** 

WALL TYPE SHEET NOTE

DOOR TAG

000000.A

WINDOW TAG **DETAIL NUMBER** 

SHEET NUMBER **CENTER LINE** 

AFF REFERENCE HEIGHT ACCESSORY DESIGNATION

DIMENSIONS:

**LEGEND** 

**CONCRETE UNIT MASONRY** 

STRUCTURAL SHEATHING

AGGREGATE FILL

**BATT INSULATION** 

**RIGID INSULATION** 

WOOD FRAMING, CONTINUOUS

WOOD FRAMING, BLOCKING

**GYPSUM BOARD** 

**WOOD FINISH** 

# **AGENCIES & UTILITIES**

**CITY OF GRASS VALLEY** 

GRASS VALLEY, CA 95945

AMY KESLER-WOLFSON, CITY PLANNER PHONE: (530) 274-4711

INFO@CITYOFGRASSVALLEY.COM PHONE: (530) 274-4371

**NEVADA COUNTY CONSOLIDATED FIRE DISTRICT** 

GRASS VALLEY, CA 95949

NCCFIRE@NCCFIRE.COM PHONE: (530) 265-4431

CITY OF GRASS VALLEY 125 EAST MAIN ST.

JON MAY, BUILDING OFFICIAL BLDG@CITYOFGRASSVALLEY.COM (530) 274-4347

AWOLFSON@CITYOFGRASSVALLEY.COM

TREVER VAN NOORT, P.E., UTILITIES SUPERINTENDENT

PATRICK MASON, FIRE MARSHAL 11329 MCCOURTNEY ROAD

**CODES AND STANDARDS** 

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS,

PART 2, VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE (CBC)

PART 2, VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE (CBC)

PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE

PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CALGreen)

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE

ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PART 10 - CALIFORNIA CODE FOR BUILDING CONSERVATION

PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE

PART 1 - CALIFORNIA ADMINISTRATIVE CODE

PART 2.5 - CALIFORNIA RESIDENTIAL CODE (CRC)

PART 4 - CALIFORNIA MECHANICAL CODE (CMC)

PART 8 - CALIFORNIA HISTORICAL BUILDING CODE

PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)

PART 5 - CALIFORNIA PLUMBING CODE (CPC)

OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.

TITLE 24 C.C.R., BUILDING STANDARDS CODE

AMERICANS WITH DISABILITIES ACT - (ADA)

PART 6 - CALIFORNIA ENERGY CODE

PART 9 - CALIFORNIA FIRE CODE

A. TITLE 19 C.C.R., PUBLIC SAFETY

**BUILDING & SAFETY DIVISION** 

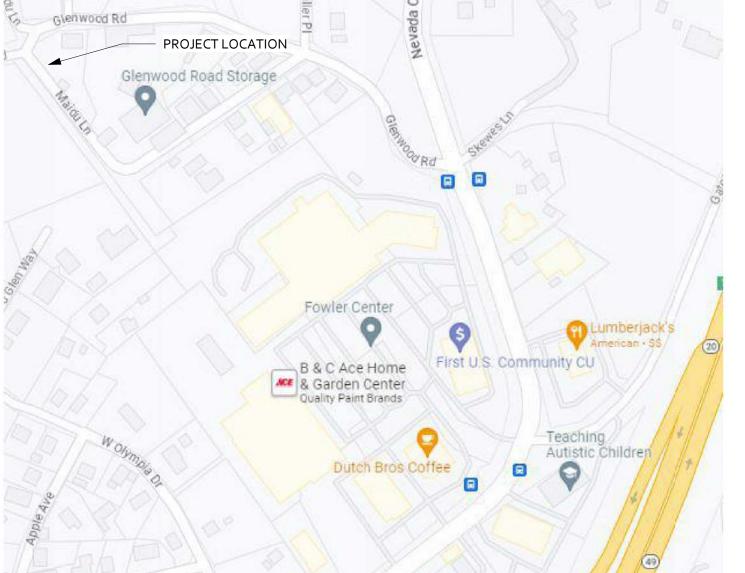
PUBLIC WORKS DEPARTMENT

FIRE DEPARTMENT

THEIR STANDARDS:

TITLE-24, CALIFORNIA BUILDING STANDARDS COMMISSION (CBSC) - PARTS 1 THRU

# **PROJECT VICINITY MAP**



Diana Demarco Mobile Notary

DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE

ADDITIONAL COST AND NO TIME EXTENSION OF THE PROJECT

THRESHOLD 1/4 INCH MAXIMUM AND IN COMPLIANCE WITH RATED DOOR/FRAME GUIDELINES. USE WATER RESISTANT / GLASS FIBER FACED GYPSUM WALLBOARD ON

WITH SPECIFICATIONS.

# **TYPICAL NOTES**

UNDERCUT ALL DOORS TO CLEAR TOP OF FLOOR FINISH AND/OR

ALL WALL FACES WHICH ARE EXPOSED TO WATER OR MOISTURE AS WELL AS THOSE USED FOR JANITOR, TOILET AND SHOWER WALLS, COORDINATE

# SIMILAR - MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTES. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLANS AND/OR

ARCHITECT OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS, PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT AND AT NO

SEE DRAWINGS AND DETAILS FOR TYPICAL NOTES.

# **CONTRACTOR RESPONSIBILITIES**

THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT

AND/OR LOCATIONS OF EXISTING UTILITIES ABOVE OR BELOW GRADE

ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE

# THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND

PRIOR TO PROCEEDING WITH THE WORK IN UNCERTAINTY.

WORK IN UNCERTAINTY. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT

WITH THE RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN STREET RIGHT-OF-WAYS ACCORDING TO THE APPROVED STANDARD PLANS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ALL

WORK IN CITY ROAD. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS MAY BE SUBJECT DURING

CONSTRUCTIONS. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE

# **APPROVALS**

**DEFFERED APPROVALS** 

SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT OR

FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE

FIRE SPRINKLER CALCULATIONS AND DESIGN.

SOLAR DESIGN TO BE PROVIDED BY INSTALLER.

TRUSS CALCULATIONS AND DESIGN.

THE BUILDING DEPARTMENT.

ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO

THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED

SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN

BUILDING. ANY EXCEPTIONS MUST BE ADDRESSED BEFORE SUBMITTING TO

1" = 1'-0" Drawn By:

# **SPECIAL INSPECTIONS**

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## ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF FRAMING UNLESS NOTED CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING. WHERE INDICATED, DIMENSIONS SHALL BE TO CENTER / GRID LINES. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. ACCESSIBILITY DIMENSIONS SHALL BE MEASURED TO FACE OF WALL FINISH, CLEAR OPENING AND AS INDICATED ON ENLARGED PLAN, MOUNTING HEIGHTS SHEET, TOILET ROOM ELEVATIONS AND STANDARD DETAILS DRAWING SHEET. DIMENSIONING PROTOCOLS / HIERARCHY: "ENLARGED PLAN" INCLUDE ALL DIMENSIONING ASSOCIATED WITH THE GRAPHICS OVERALL PLANS SHOW DIMENSIONS NOT INDICATED ON "PARTIAL DIMENSIONING WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OR CONSTRUCTIONS ON THE PROJECT AND IF NOT CLEAR A REQUEST FOR INFORMATION (RFI) SHALL BE ISSUED TO ARCHITECT FOR CLARIFICATION. ROOF COVERING AND ROOFING MATERIALS SHALL BE FIRE RETARDANT AND SHALL COMPLY WITH THE UNDERWRITERS LABORATORIES, INC. AND CLASSIFIED AS CLASS A U.L. FIRE HAZARD, MINIMUM UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS AND SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE INCLUDING CHAPTER 15. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION. PROVIDE 36 INCHES MAXIMUM UNOBSTRUCTED WORKING SPACE IN FRONT OF ALL PANEL BOARDS AND CONTROL EQUIPMENT. DOOR SIZES INDICATED ON DOOR SCHEDULE ARE OPENING DIMENSIONS. ALLOWANCES FOR THRESHOLDS, FLOOR FINISHES, ETC. SHALL BE TAKEN OFF DOOR. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE LOCATED 4 1/2" INCHES FROM FINISH

THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS, LOUVERS AND WINDOW OPENINGS SHALL BE DETERMINED BY ARCHITECTURAL PLANS AND DETAILS. OTHER WALL AND FLOOR OPENINGS AS REQUIRED BY MECHANICAL OR ELECTRICAL SHALL BE VERIFIED FROM SHOP

DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED, AND IF NOT CLEAR AN RFI SHALL BE ISSUED TO

REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATING LIGHT FIXTURES, DIFFUSERS

WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.

ARCHITECT FOR CLARIFICATION.

AND WALL MOUNTED FIXTURES.

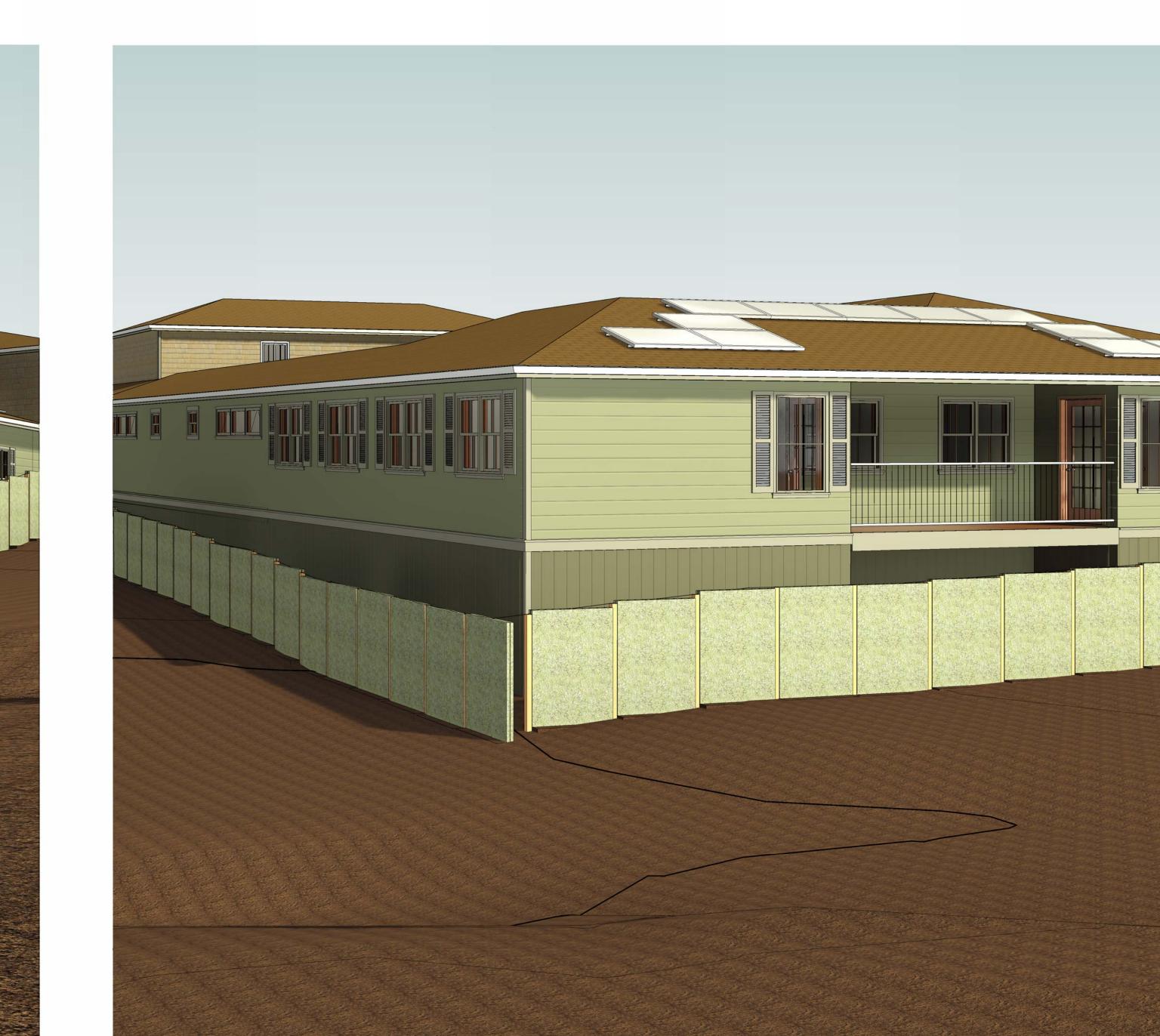
DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.

**COMPLIANCE WITH DOCUMENTS** 

ALL DIMENSIONS TO OPENINGS ARE TO THE ROUGH OPENING UNLESS NOTED OTHERWISE.









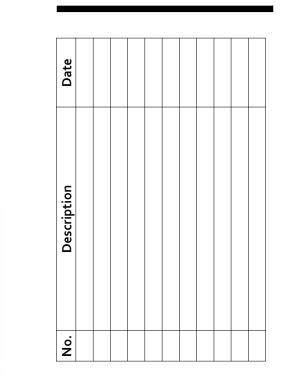
FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE GRASS VALLEY, CA 95945

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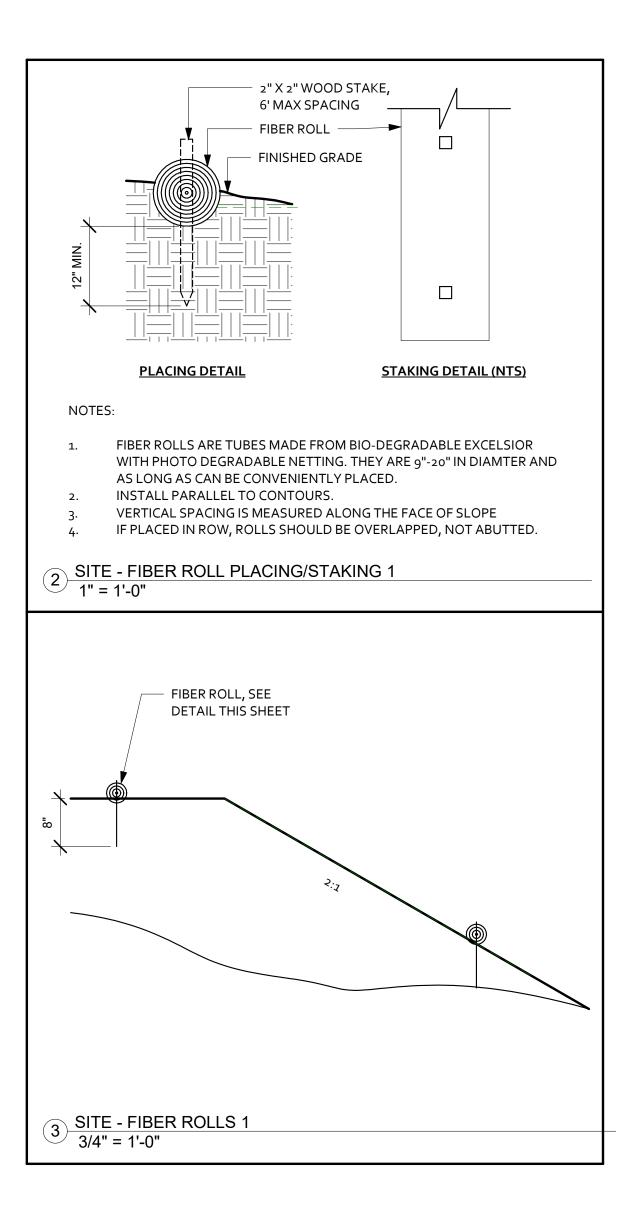
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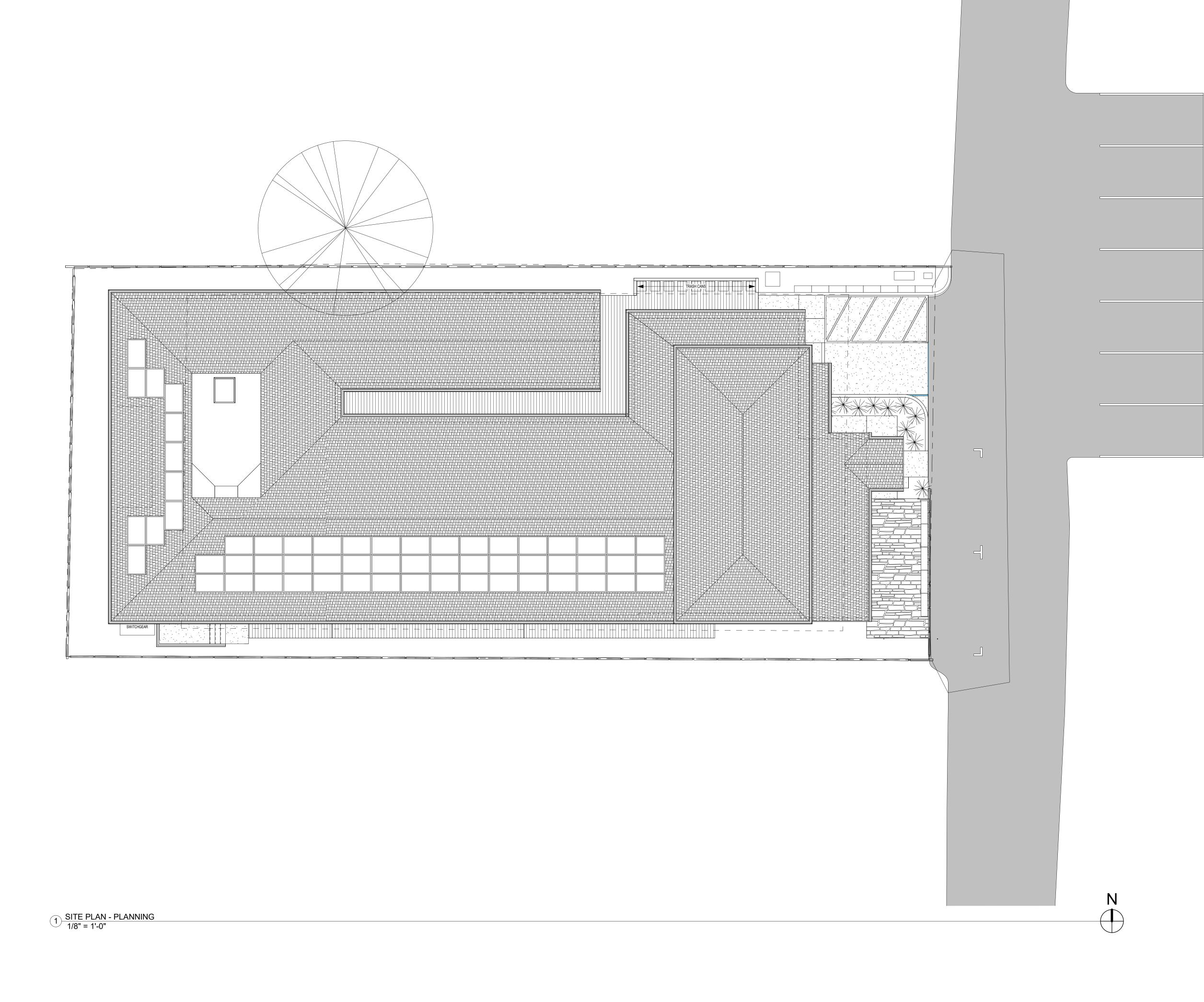
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PERSPECTIVES

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# <u>LEGEND</u>

(E) EXISTING FLOOR AREA (N) PROPOSED FLOOR AREA CONCRETE FLATWORK PERMEABLE PAVERS — — — PROPERTY LINE ---- SETBACK LINE —W——W— WATER LINE

IMPERVIOUS SURFACE COVERAGE CALCULATION

A. BUILDING AREA: 6,246 SF B. <u>PAVED AREA:</u> TOTAL 6,900 SF

LOT COVERAGE/LOT AREA: 6,900/10,249 (67% IMPERVIOUS SURFACE)

PERVIOUS SURFACE MATERIALS

A. DECK AREA: B. PERVIOUS PAVERS: 854 SF 226 SF

# **GENERAL NOTES**

ALL TREES AND PLANTS ARE (E) AND TO BE RETAINED, UON. OWNER TO PROVIDE A BOUNDARY LINE VERIFICATION FORM TO THE BUILDING INSPECTOR, PREPARED BY A LICENSED LAND SURVEYOR FOR BUILDING LINES WITHIN TEN FEET OF PROPERTY LINE SETBACK, WHICH SHALL BE FLAGGED IN THE FIELD BY A LICENSED SURVEYOR PRIOR TO FIRST INSPECTIONS. C. REFER TO "100 FT VEGETATIVE MANAGEMENT CLEARENCE REQUIRMENTS" ON SHEET Ao.1

ROADSIDE VEGETATION: A FUEL MODIFICATION AREA SHALL BE PROVIDED FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE DRIVEWAY.

SEPERATE BUILDING PERMITS ARE REQUIRED FOR GRADING, AS-BUILT STRUCTURES, RETAINING WALLS, SWIMMING POOLS, DEMOLITION, DETACHED ACCESSORY

STRUCTURES, OUTDOOR COOKING FACILITIES, ECT.

# 

 PROPERTY LINE FRONT YARD BTL SETBACK: 11'-6" SIDE YARD BTL SETBACK: 5' REAR YARD SETBACK: 20' **BUILDING LOCATION** 

UTILITY POLE LOCATION

FENCE LOCATION LANDSCAPE PLANTER AREA

APPROXIMATE SLOPE OF GRADE: 4%

ARCHITECTS, INC.

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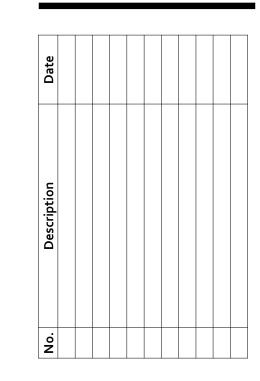
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As indicated

Drawn By:

SITE PLAN

Drawing Title:

Drawing Number:

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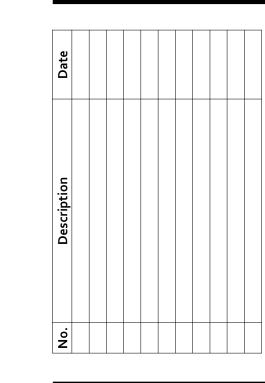
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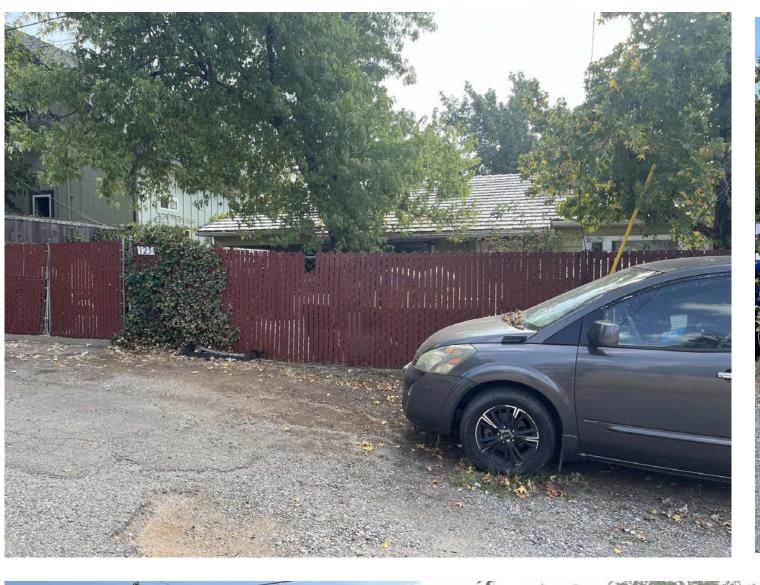


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PHOTO SURVEY



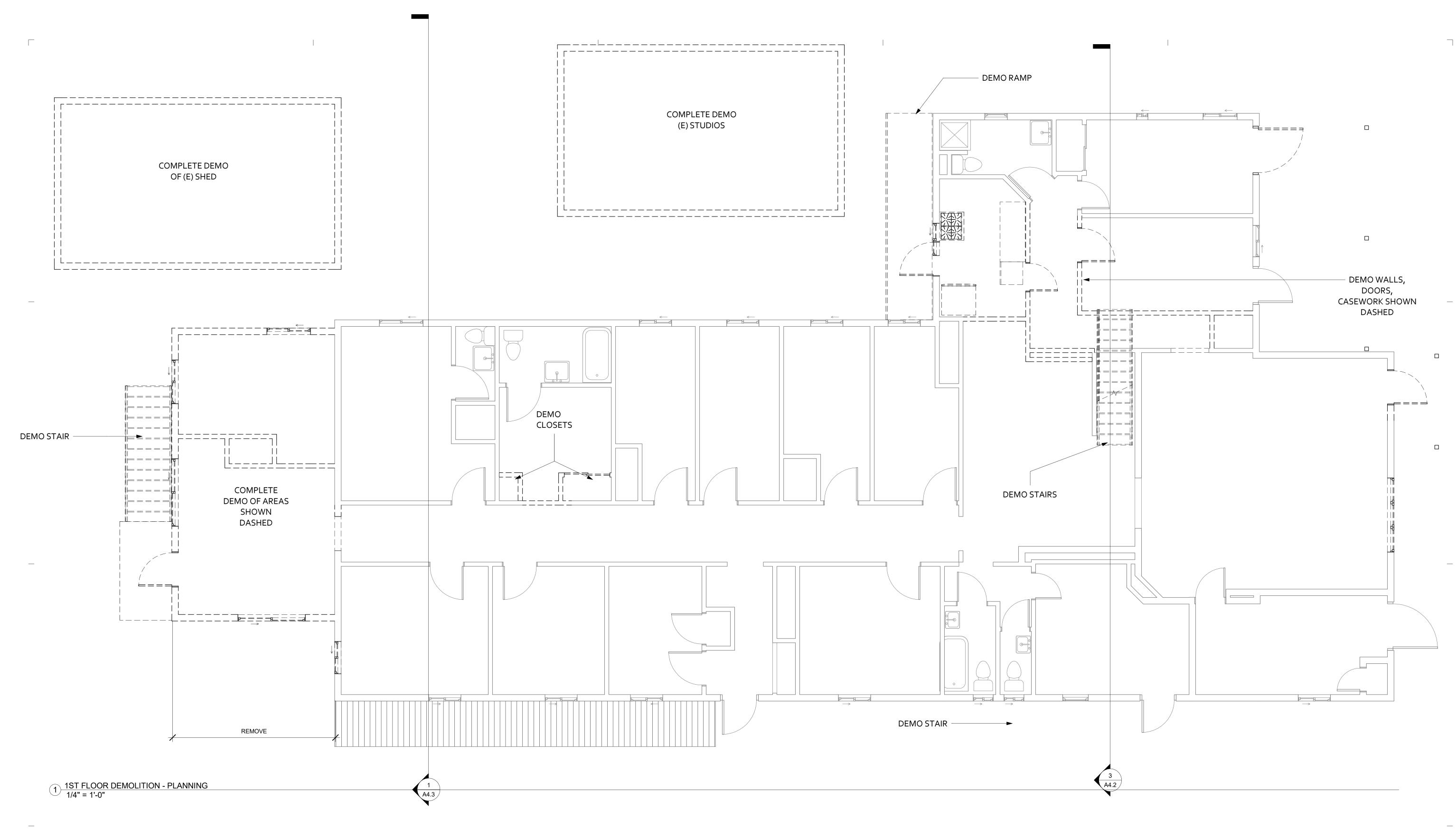












# <u>LEGEND</u>

EXISTING WALL LOCATION TO REMAIN EXISTING WALL LOCATION TO BE REMOVED

# **GENERAL NOTES**

- A. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, RECYCLING, STORAGE AND PROTECTION OF ALL ITEMS WITHIN THE PROJECT AREA.
- DEMOLITION WORK SHALL COMPLY WITH LOCAL ORDINANCES AND SAFETY CODES OF STATE OF CALIFORNIA AND RULES AND REGULATIONS OF INDUSTRIAL ACCIDENT COMMISSION OF STATE OF CALIFORNIA APPLICABLE TO DEMOLITION WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE OWNER AND SHALL
- MEET THE RULES AND REGULATIONS SET FORTH BY THE OWNER AND AGENCIES HAVING JURISDICTION. CONTRACTOR IS ADVISED THAT THERE MAY BE UNDERGROUND OR OTHERWISE CONCEALED PIPE LINES, ELECTRICAL/TELEPHONE WIRES, COLUMNS, BEAMS, FOOTINGS OR OTHER STRUCTURAL, MECHANICAL OR ELECTRICAL ITEMS. ALTHOUGH THE DRAWINGS PRODUCED BY THE ARCHITECT AND HIS CONSULTANTS ARE BELIEVED TO BE SUBSTANTIALLY CORRECT, THE ARCHITECT AND OWNER DO
- ITEMS. CONTRACTORS MUST PROCEED WITH CAUTION DURING DEMOLITION AND M. CONSTRUCTION AND MUST MAKE THEIR OWN DETERMINATION, MEASUREMENTS, AND EVALUATION OF THE WORKING CONDITION OF EXISTING CONCEALED ITEMS. E. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE O. TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR

NOT GUARANTEE THE LOCATION OR EXISTENCE OR CONDITION OF ANY CONCEALED

ENVIRONMENTAL POLLUTION. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL AND RECYCLING SERVICE OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH OWNER PRIOR TO
- CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED. PERFORM DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT DAMAGE TO EXISTING FACILITIES TO REMAIN OR TO BE SALVAGED, AND TO PREVENT INJURY TO PUBLIC AND WORKMEN ENGAGED ON SITE UNDER THIS OR OTHER CONTRACTS.
- J. THE CONTRACTOR SHALL PROTECT THE BUILDING EXTERIOR, ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. ALL DAMAGE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE AND APPROVED BY OWNER. K. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION
- PLANS.NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS. ALL DOORS, WINDOWS, SIGNAGE, APPLIANCES AND LIGHT FIXTURES TO BE SALVAGED AND STORED PER OWNER'S INSTRUCTIONS. WHERE FLOORING IS REMOVED. CONCRETE SLAB TO BE PREPARED FOR INSTALLATION OF NEW FLOORING MATERIAL, PER MANUFACTURER'S
- REQUIREMENTS. ABANDONED PLUMBING PIPING & UTILITY CONDUITS TO BE DISCONNECTED &

# P. REFER TO EXTERIOR ELEVATIONS FOR ADDITION INFORMATION.

# **DEMOLITION NOTICE REQUIRED**

- THE ASBESTOS NESHAP REGULATION, 40 CFR, SUBPART M SECTION 61.145 REQUIRES WRITTEN NOTIFICATION OF DEMOLITION OR RENOVATION OPERATIONS.
- CONTRACTOR SHALL MAKE ALL REQUIRED NOTIFICATIONS. CALIFORNIA AIR BOARD ASBESTOS FORM CAN BE DOWNLOADED AT:

http://www.arb.ca.gov/enf/asbestos/asbestosform.pdf

# **KEYNOTES**

**SHEET NOTES** 

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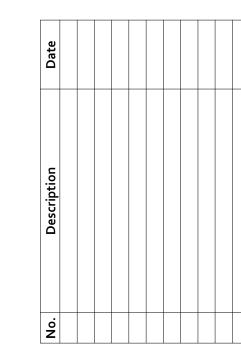
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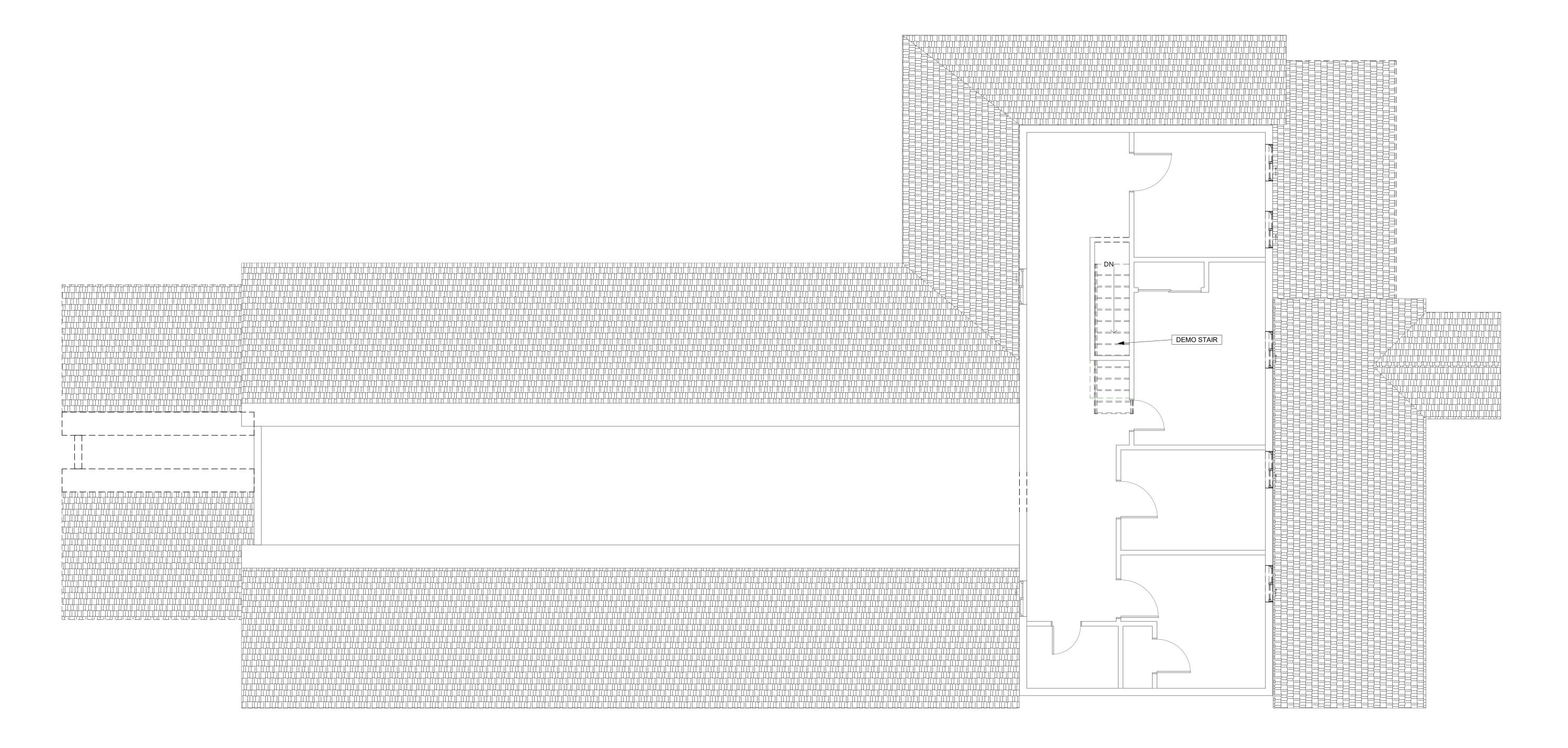


2022003 12/01/2023 1/4" = 1'-0"

CF

Drawing Title: 1ST FLOOR **EXISTING &** DEMO

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1 2ND FLOOR DEMOLITION - PLANNING 1/4" = 1'-0"

EXISTING WALL LOCATION TO REMAIN EXISTING WALL LOCATION TO BE REMOVED

# **GENERAL NOTES**

- THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, RECYCLING, STORAGE AND PROTECTION OF ALL ITEMS WITHIN
- THE PROJECT AREA. DEMOLITION WORK SHALL COMPLY WITH LOCAL ORDINANCES AND SAFETY CODES OF STATE OF CALIFORNIA AND RULES AND REGULATIONS OF INDUSTRIAL ACCIDENT COMMISSION OF STATE OF CALIFORNIA APPLICABLE TO DEMOLITION WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE OWNER AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE OWNER AND AGENCIES
- HAVING JURISDICTION. CONTRACTOR IS ADVISED THAT THERE MAY BE UNDERGROUND OR OTHERWISE CONCEALED PIPE LINES, ELECTRICAL/TELEPHONE WIRES, COLUMNS, BEAMS, FOOTINGS OR OTHER STRUCTURAL, MECHANICAL OR ELECTRICAL ITEMS. ALTHOUGH THE DRAWINGS PRODUCED BY THE ARCHITECT AND HIS CONSULTANTS ARE BELIEVED TO BE SUBSTANTIALLY CORRECT, THE ARCHITECT AND OWNER DO NOT GUARANTEE THE LOCATION OR EXISTENCE OR CONDITION OF ANY CONCEALED ITEMS. CONTRACTORS MUST PROCEED WITH CAUTION DURING DEMOLITION AND M. CONSTRUCTION AND MUST MAKE THEIR OWN DETERMINATION, MEASUREMENTS, AND EVALUATION OF THE WORKING CONDITION OF EXISTING CONCEALED ITEMS. N. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR
- ENVIRONMENTAL POLLUTION. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL AND RECYCLING SERVICE OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH OWNER PRIOR TO PLACEMENT.
- CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED. PERFORM DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT DAMAGE TO EXISTING FACILITIES TO REMAIN OR TO BE SALVAGED, AND TO PREVENT INJURY TO PUBLIC AND WORKMEN ENGAGED ON SITE UNDER THIS OR OTHER CONTRACTS. REPAIRED BY CONTRACTOR AT THEIR EXPENSE AND APPROVED BY OWNER.
- THE CONTRACTOR SHALL PROTECT THE BUILDING EXTERIOR, ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. ALL DAMAGE SHALL BE THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS.NOTIFY ARCHITECT OF ANY DEVIATIONS TO DEMOLITION PLANS. ALL DOORS, WINDOWS, SIGNAGE, APPLIANCES AND LIGHT FIXTURES TO BE SALVAGED AND STORED PER OWNER'S INSTRUCTIONS. WHERE FLOORING IS REMOVED, CONCRETE SLAB TO BE PREPARED FOR

INSTALLATION OF NEW FLOORING MATERIAL, PER MANUFACTURER'S

REQUIREMENTS. SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE O. ABANDONED PLUMBING PIPING & UTILITY CONDUITS TO BE DISCONNECTED & TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR SEALED. REFER TO EXTERIOR ELEVATIONS FOR ADDITION INFORMATION.

# **DEMOLITION NOTICE REQUIRED**

- OPERATIONS.
- CONTRACTOR SHALL MAKE ALL REQUIRED NOTIFICATIONS. CALIFORNIA AIR BOARD ASBESTOS FORM CAN BE DOWNLOADED AT:



Grass Valley, CA 95945 (530) 264-7010 WallisDesignStudio.com

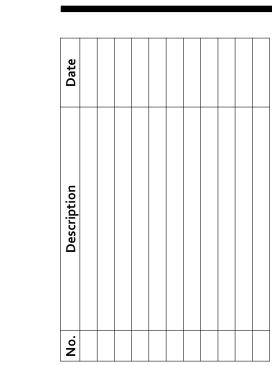
FOOTHILL HOUSE OF **HOSPITALITY** 

PLANNING SUBMITTAL

131 GLENWOOD AVENUE GRASS VALLEY, CA 95945



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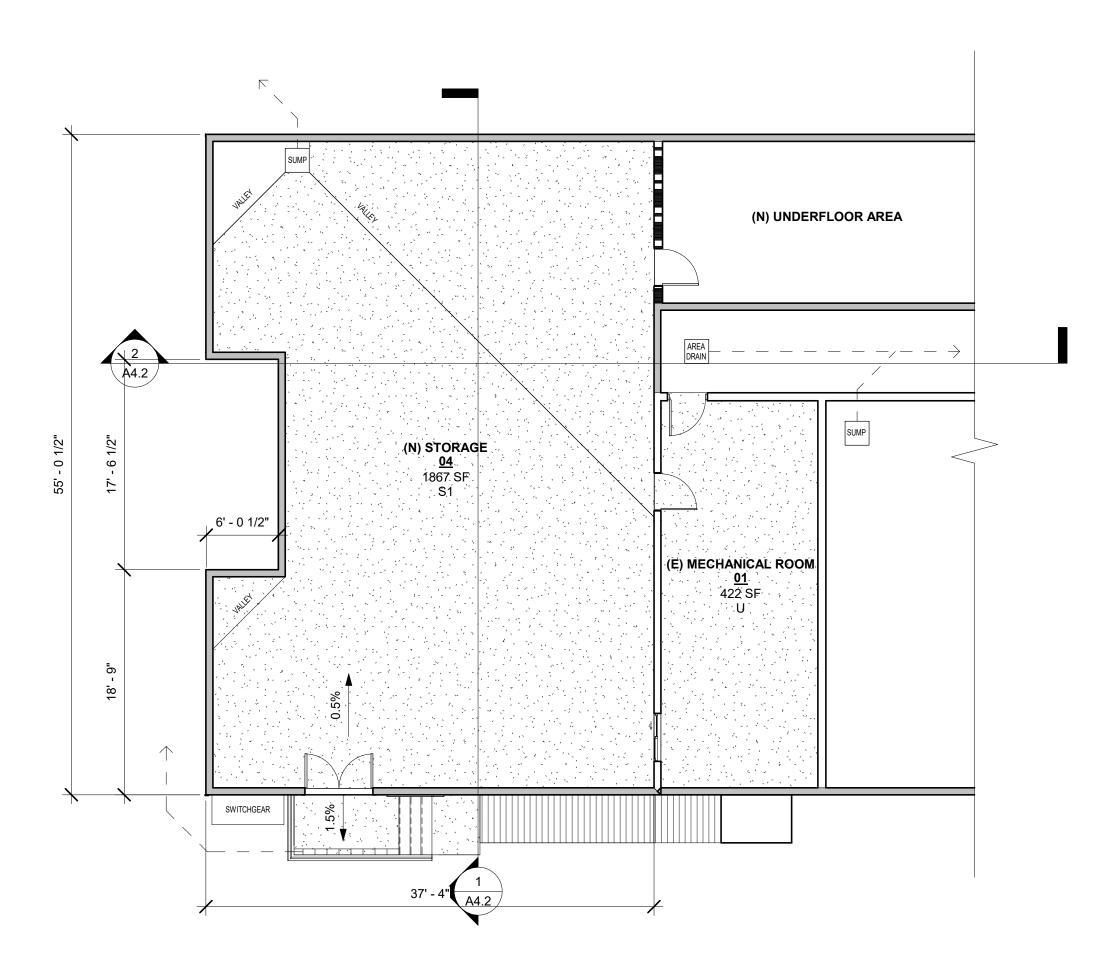
2022003
12/01/2023
1/4" = 1'-0"

Drawing Title: 2ND FLOOR **EXISTING &** 

DEMO

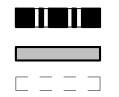
12/1/2023 3:10:48 PM

- THE ASBESTOS NESHAP REGULATION, 40 CFR, SUBPART M SECTION 61.145 REQUIRES WRITTEN NOTIFICATION OF DEMOLITION OR RENOVATION
- http://www.arb.ca.gov/enf/asbestos/asbestosform.pdf



1) BASEMENT FLOOR PLAN - PLANNING 1/8" = 1'-0"





(1-HR) WALL LOCATION

(N) WALL LOCATION

WALL BELOW

**SHEET NOTES** 

(N) AREA DRAIN UNDER DECK
 (N) SUMP



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SIERRA GUEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

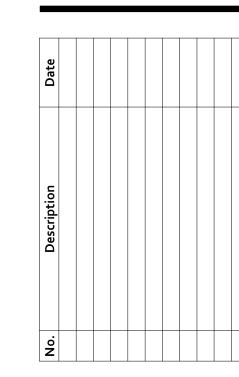
131 GLENWOOD AVENUE GRASS VALLEY, CA 95945

PLANNING SUBMITTAL

Sta



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 Proj. No.:
 2022003

 Date:
 12/01/2023

 Scale:
 As indicated

Drawn By: CF

Drawing Title:

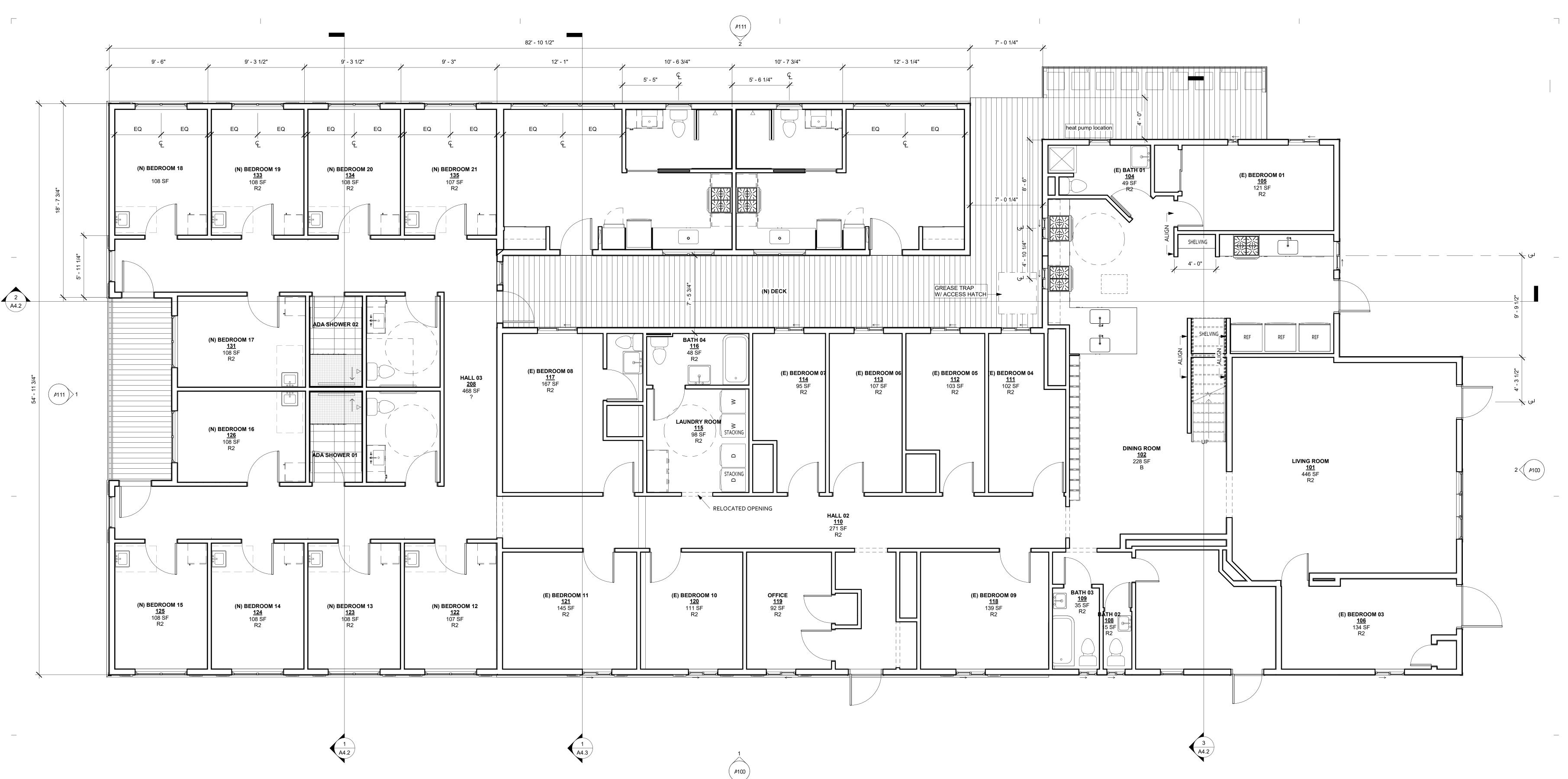
BASEMENT

**FLOOR PLAN** 

Drawing Number

06

12/1/2023 3:10:49 PN



WALLIS DESIGN STUDIO ARCHITECTS, INC.

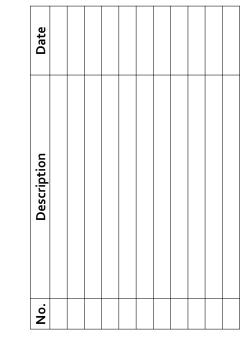
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FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE GRASS VALLEY, CA 95945 PLANNING SUBMITTAL



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	Proj. No.:	2022003
	Date:	12/01/2023
-	Scale:	1/4" = 1'-0"
	Drawn By:	CF

Drawing Title:

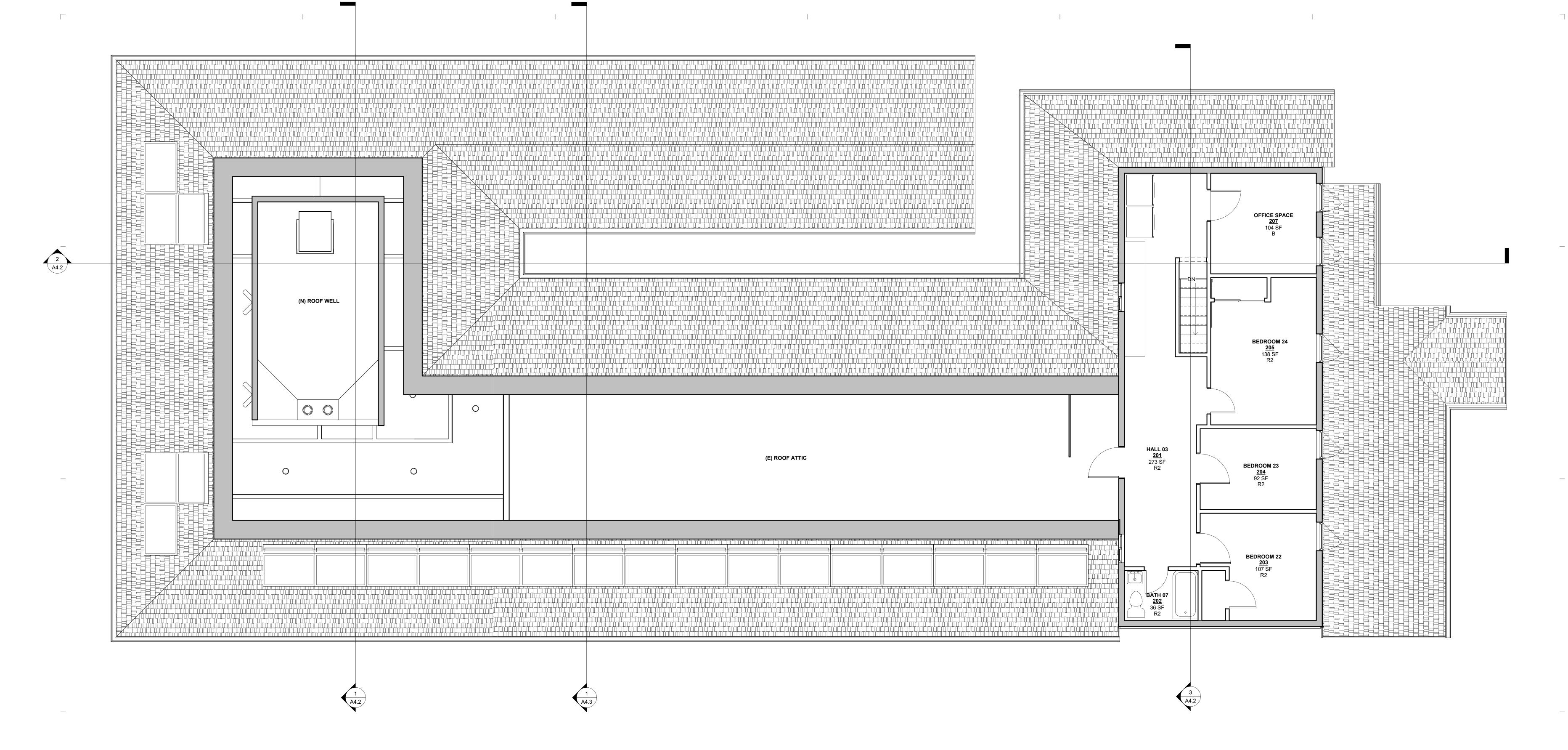
1ST FLOOR PLAN

12/1/2023 3:10:51 PM

<u>LEGEND</u>

(1-HR) WALL LOCATION (N) WALL LOCATION ☐ ☐ ☐ ☐ WALL BELOW

2 1ST FLOOR - PLANNING 1/4" = 1'-0"



1) 2ND FLOOR PLAN - PLANNING 1/4" = 1'-0"





(1-HR) WALL LOCATION (N) WALL LOCATION

WALL BELOW

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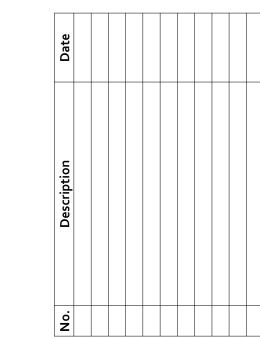
FOOTHILL HOUSE OF HOSPITALITY

PLANNING SUBMITTAL

131 GLENWOOD AVENUE GRASS VALLEY, CA 95945



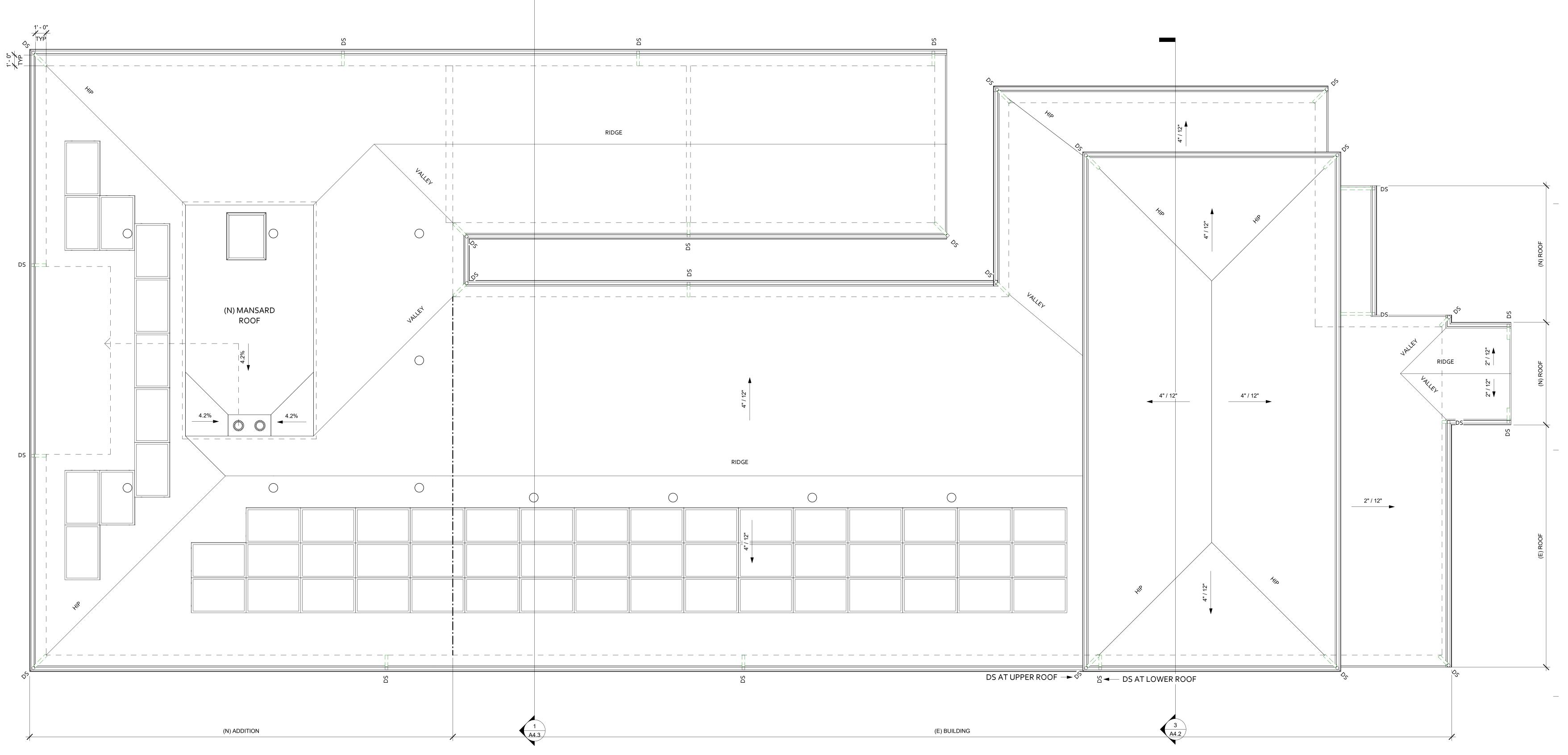
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Proj. No.:	2022003
Date:	12/01/2023
Scale:	1/4" = 1'-0"
Drawn By:	CF

Drawing Title: 2ND FLOOR PLAN

12/1/2023 3:10:52 PM



1 ROOF PLAN - PLANNING 1/4" = 1'-0"

# **LEGEND**

WALL BELOW UN-VENTED ATTIC AREA \_ \_ \_ \_ 1-HOUR RATED WALL BELOW □□□ DS DOWNSPOUT LOCATION OF OVERFLOW OUTLET IN SOFFIT DRAFT STOP LOCATION ----

ARCHITECTS, INC.

415 W Main St Grass Valley, CA 95945 (530) 264-7010 WallisDesignStudio.com

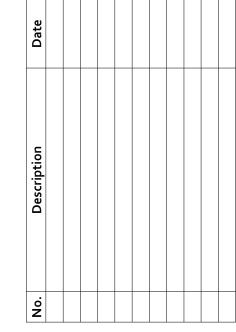
FOOTHILL HOUSE OF HOSPITALITY

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131 GLENWOOD AVENUE GRASS VALLEY, CA 95945



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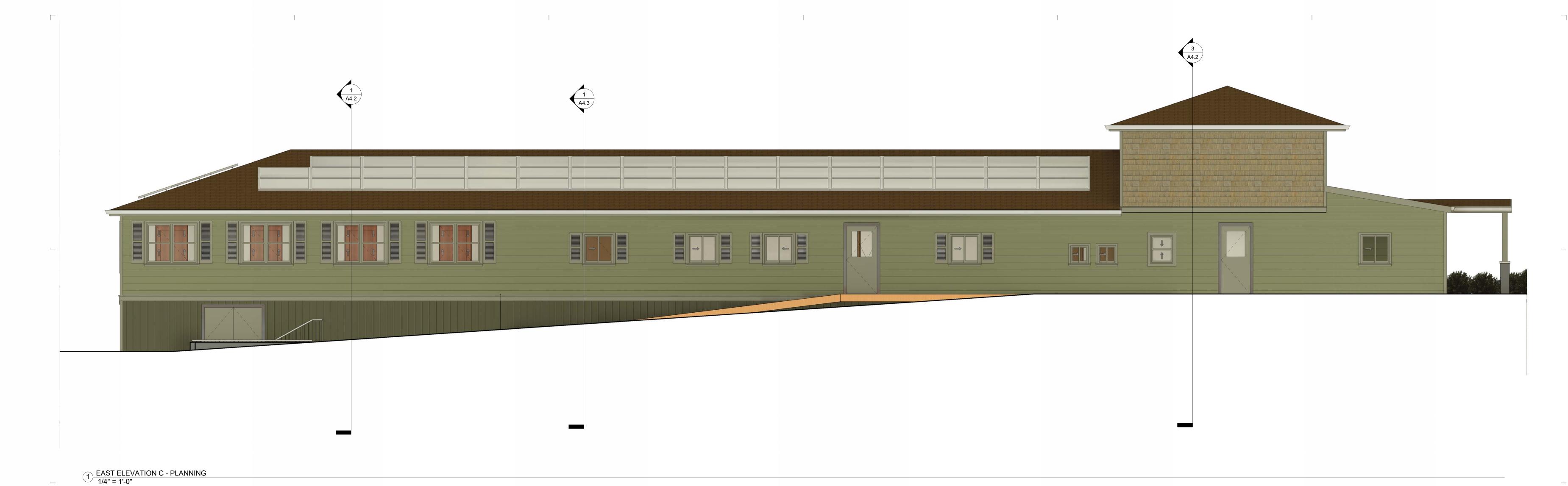


12/01/2023 1/4" = 1'-0" Drawn By:

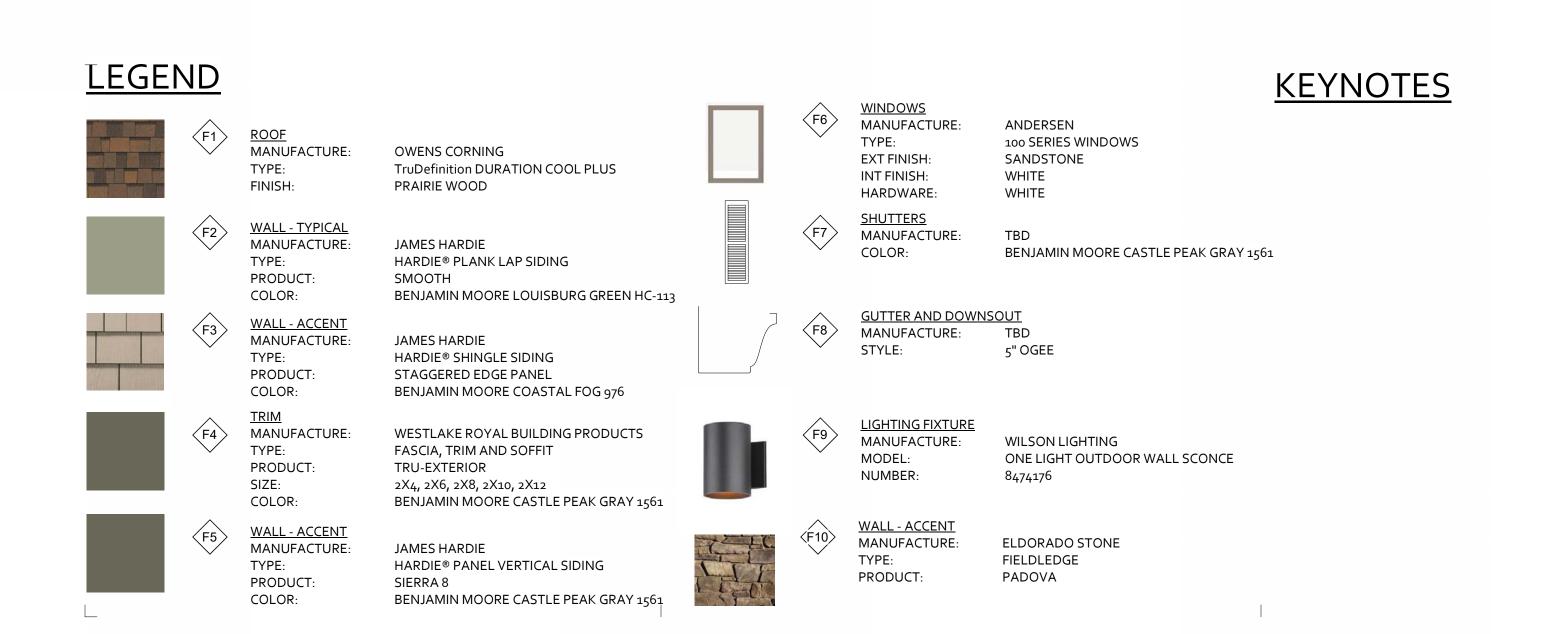
Drawing Title:

**ROOF PLAN** 

12/1/2023 3:10:53 PM



NORTH ELEVATION - PLANNING
1/4" = 1'-0"



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SIFRRA GLIEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

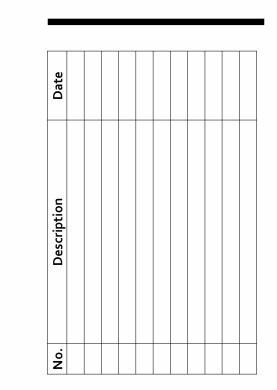
131 GLENWOOD AVENUE GRASS VALLEY, CA 95945

PLANNING SUBMITTAL

Stamp



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Proj. No.:	2022003
Date:	12/01/2023
Scale:	1/4" = 1'-0"
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Drawing Title:

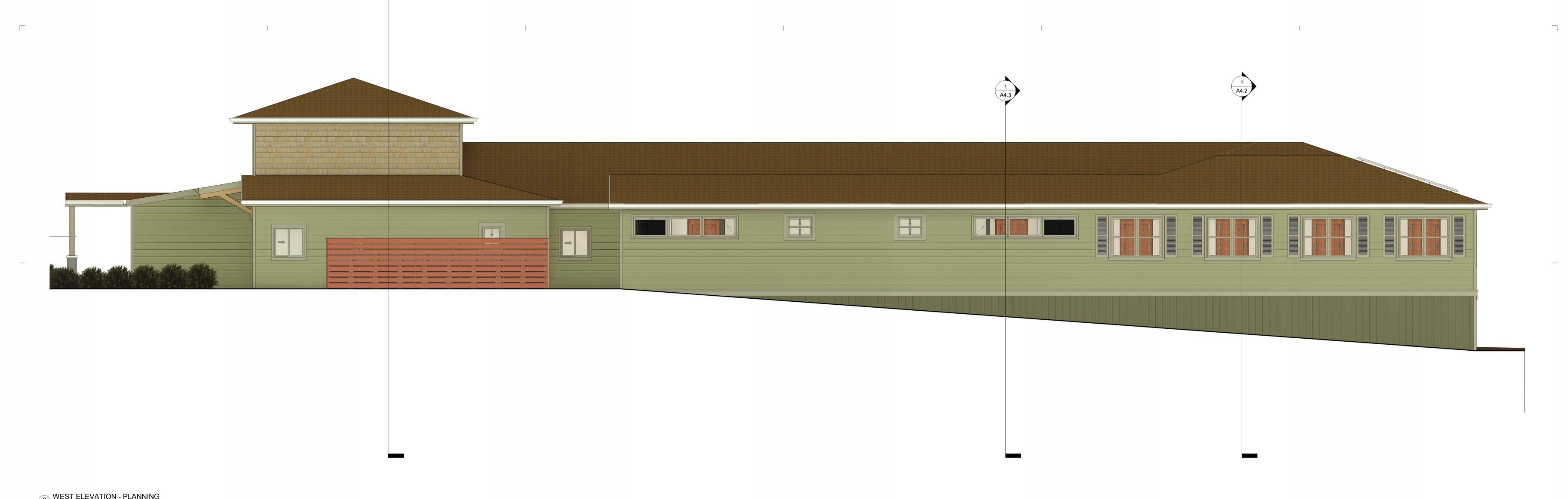
EXTERIOR

ELEVATIONS

Drawing Number:

10

12/1/2023 3:11:05 PM



1 SOUTH ELEVATION C - PLANNING 1/4" = 1'-0"



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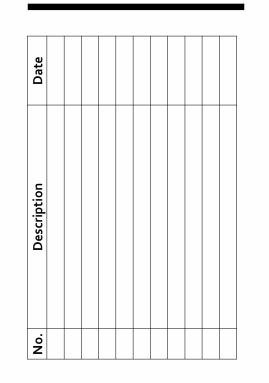
FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE GRASS VALLEY, CA 95945

PLANNING SUBMITTAL



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Proj. No.:	2022003
Date:	12/01/2023
Scale:	1/4" = 1'-0"

Drawing Title:

**EXTERIOR ELEVATIONS** 

Drawing Number:

12/1/2023 3:11:16 PM

<u>LEGEND</u>

ROOF MANUFACTURE:

WALL - TYPICAL MANUFACTURE: TYPE: PRODUCT: COLOR: WALL - ACCENT MANUFACTURE:



PRODUCT: COLOR: MANUFACTURE: TYPE: PRODUCT:



<u>WALL - ACCENT</u> MANUFACTURE: TYPE: PRODUCT: COLOR:

**OWENS CORNING** TruDefinition DURATION COOL PLUS PRAIRIE WOOD

HARDIE® PLANK LAP SIDING

HARDIE® SHINGLE SIDING

STAGGERED EDGE PANEL

FASCIA, TRIM AND SOFFIT

HARDIE® PANEL VERTICAL SIDING

BENJAMIN MOORE COASTAL FOG 976

WESTLAKE ROYAL BUILDING PRODUCTS

2X4, 2X6, 2X8, 2X10, 2X12 BENJAMIN MOORE CASTLE PEAK GRAY 1561

BENJAMIN MOORE CASTLE PEAK GRAY 1561

JAMES HARDIE

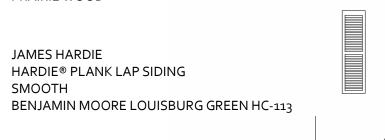
JAMES HARDIE

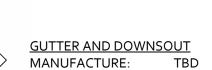
TRU-EXTERIOR

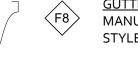
JAMES HARDIE

SIERRA 8

SMOOTH

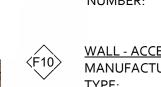


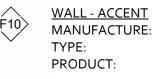


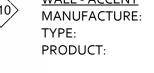












<u>WINDOWS</u> MANUFACTURE: 100 SERIES WINDOWS EXT FINISH: SANDSTONE INT FINISH: WHITE HARDWARE: **SHUTTERS** SHUTTERS

MANUFACTURE: TBD

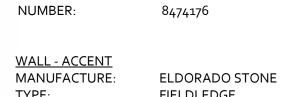
COLOR: BENUA COLOR:

BENJAMIN MOORE CASTLE PEAK GRAY 1561

F8 GUTTER AND DOWNSOUT

MANUFACTURE: TBD

STYLE: 5" OGEE





ONE LIGHT OUTDOOR WALL SCONCE

**From:** Greg Matuzak, Principal Biologist

Greg Matuzak Environmental Consulting LLC

P.O. Box 2016

Nevada City, CA 95959 Phone: (530) 557-5077

Email: gmatuzak@gmail.com

**To:** Robert Wallis

Wallis Design Studio Architects

415 W. Main Street Grass Valley, CA 95945 accounts@wdsa.us mystery.wallis@wdsa.us

Date: November 30, 2023

Re: Arborist and Tree Survey Report for the Sierra Guest House Project Located at 131

Glenwood Avenue in Grass Valley, CA

## **Project Background**

This Arborist and Tree Survey Report (ATSR) has been developed for submission to the City of Grass Valley Planning Department for the proposed Sierra Guest House building permit application project (Project). Sierra Guest House is an assisted living facility. The proposed Project would include a new 7,254 square foot building as well as a partial remodel of the existing residence within the parcel. The new building is proposed to be a single-story building (see attached design drawings and a comprehensive site plan). The subject parcel is located at 131 Glenwood Avenue within the Brunswick Basin area of the City of Grass Valley, CA 95945. The subject parcel includes the following APN: 035-270-035 and the subject parcel is 0.20 acres in size.

The development of a single-story building would require a variance given the required dimensions of the structure within the subject parcel do not meet the typical building standards of the City of Grass Valley. An alternative design of the new building would be to construct a two-story building. However, given Sierra Guest House is an assisted living facility it would be safer for those living within the facility to not have a two-story facility. Additionally, as described within this ATSR, a two-story facility would have an impact on an existing native oak tree that could cause a hazardous tree situation.

As designed, the Project consists of an addition within the rear section of the property with a proposal ten (10) new units to be included in the rear section construction.

Additionally, a remodel and expansion of the existing kitchen and improvement to the site within the front of the building are proposed. The existing building consists of a wood framed structure with fiber cement horizontal lap siding and asphalt composite roof. The proposed

new building will include a wood framed structure with fiber cement horizontal lap siding and asphalt composition rood as well. See the attached Comprehensive Site Plan detailing the proposed construction within the subject parcel.

The subject parcel includes a large native blue oak tree along the southern border of the subject parcel and site development could impact the native oak tree directly and/or indirectly depending on the site design selected for the final Project within the subject parcel. The native oak tree in question is rooted within the neighboring parcel to the south of the subject parcel and several of its branches hang over into the subject parcel.

Therefore, this ATSR includes a recommendation to have select the final Project design that would include no additional impacts to the native blue oak tree along the property line given any additional removal of branches could create a hazard situation. Potential hazards from the removal of additional branches of the native blue oak tree could include, but are not limited, to the following: the tree dies and falls or the root system becomes unstable and impacts the foundations of either or both properties as well as the existing pool located within the parcel immediately adjacent to the subject parcel and Project area.

## City of Grass Valley Tree Preservation and Protection Ordinance

The City of Grass Valley Tree Preservation and Protection Ordinance (Chapter 12.36 within the City of Grass Valley Code of Ordinances) includes the following:

• The City of Grass Valley acknowledges the importance of trees to the community's health, safety, welfare, and tranquility. Trees increase property values, provide visual continuity, provide shade and cooling, decrease wind velocities, control erosion, conserve energy, reduce stormwater runoff, filter airborne pollutants, reduce noise, provide privacy, provide habitat and food value, and release oxygen. In December 2005, the City Council adopted the Tree Ordinance, Chapter 12.36 of the Municipal Code, to ensure that the community trees would be prudently protected and managed so as to ensure these multiple civic benefits.

## What Types of Trees Are Protected Under This Ordinance?

• **Tree:** Any woody plant having a trunk ten (10) caliper inches or larger in Diameter at Breast Height (DBH) (54" above ground height) and as further defined within the definitions section of the Tree Preservation and Protection Ordinance, Chapter 12.36.

## • Significant Tree:

Any tree which measures twenty-four (24) caliper inches or larger in Diameter at Breast Height (DBH) (54" above ground height).

#### Heritage Trees:

Any tree listed on the official City of Grass Valley heritage tree list adopted by the City Council due to distinctive form, size, age, location, species, unique qualities, or historical significance.

#### • Street Trees:

Any tree within the public right-of-way.

#### When Are Permits Required?

The pruning or removal of any of the types of protected trees listed above (including the modification of surrounding area) may require review and/or permitting, depending on the nature of the proposed work. The matrix on the opposite side of this page presents the basic review process for tree permits in the City of Grass Valley. It is the responsibility of property owners and/or residents of the City of Grass Valley to be aware of tree-related regulations <u>before</u> engaging in any planning or activity that may require new tree planting or removal; or may impact existing trees. The City of Grass Valley is not responsible for location of trees marked for removal. All property lines should be verified before submitting your application. It shall be the responsibility of all licensed tree cutters or any other person who is removing the tree to have a copy of the applicable tree permit, a valid city business license and any required state licenses in his or her possession and available for inspection upon request.

#### **Arborist and Tree Survey and Results**

An arborist and tree survey was conducted on foot within the entirety of the 0.20-acre subject parcel. The arborist and tree survey was conducted by Greg Matuzak, Principal Biologist with Greg Matuzak Environmental Consulting and a Qualified Biologist on the City of Grass Valley's list of such qualified biologists. Additionally, Mr. Matuzak is a certified arborist and has conducted similar arborist and tree surveys for many projects within Nevada County, Nevada City, and the City of Grass Valley.

The site visit and arborist and tree survey was conducted on November 28, 2023. A Photo Log is included in the attachments, which documents the subject parcel during the site visit and arborist and tree survey. The subject parcel does not contain any trees per the definition of the City of Grass Valley Tree Preservation and Protection Ordinance given there are no trees within the subject parcel that have a minimum diameter trunk at breast height (DBH) of 10 inches or greater. However, two (2) trees rooted within the neighboring parcel immediately to the south of the subject parcel (located within the parcel at 139 Glenwood Avenue) and those 2 trees encroach within the subject parcel with branches hanging over into the subject parcel. The 2 trees include a native blue oak (Quercus douglasii) with a 22-inch DBH and a Mediterranean cypress (Cupressus sempervirens) with a 14-inch trunk DBH. Given both

trees have a DBH greater than 10 inches but less than 24 inches they would both be identified as a Tree by the City of Grass Valley. However, it could be argued that there would be an exemption to remove the Mediterranean cypress given it appears to have been planted as a hedge to block off the parcel boundary view but has since grown to over 40 feet tall. The

The native blue oak tree is in moderately good condition; however, historically a few smaller branches were removed from the tree apparently given the lower, smaller branches were a nuisance to the subject parcel. The non-native Mediterranean cypress is in good condition, but it is growing up against the existing structure within the subject parcel (see attached Photo Log).

## **Arborist and Tree Survey Recommendations**

The native blue oak tree is in moderately good condition; however, based on the remaining existing branches that grow above and over the existing structure along the southern side of the subject parcel (see attached Photo Log), any required removal of those branches as part of the proposed Project could create a hazard for the tree and the neighboring parcel. It is my understanding from discussions with the Project design team that the development of a two-story structure would require the removal of additional branches that remain above and over the existing structure within the subject parcel given the height of a two-story structure would be higher than the existing building. Therefore, the recommendation of this ATSR is the following:

- The design team should incorporate a single-story structure that would avoid the need to remove any additional branches from the existing native blue oak tree. This would allow the relatively healthy blue oak tree to remain in its present condition with no further degradation to it. This would also eliminate the need to apply for a Tree Removal Permit for any trimming or removal of the native blue oak tree.
- If a two-story structure is selected as the final design several additional branches along the northern side of the native blue oak tree would need to be removed given a two-story structure would be higher than the existing structure. This would most likely require the need to apply for a Tree Removal Permit for any trimming or removal of the native blue oak tree and mitigation for impacts to the native blue oak tree could also be required.
- The removal of additional branches could make the native blue oak unbalanced and through time it could begin to sustain a decline in its ability to support itself. The tree could eventually deteriorate and/or fall, or the root structure of the tree could begin to negatively impact the foundations of the buildings adjacent to it and the pool that is also adjacent to it.

• The non-native Mediterranean cypress should be removed given it is growing up along the side of the existing building within the subject parcel. Such non-native trees pose a fire hazard given their dry nature and shape. Additionally, the tree as seen within the attached Photo Log is a nuisance to the structure within the subject parcel. Given it is a non-native tree and most likely planted initially as a hedge along the parcel boundary to increase privacy within the adjacent parcel, it is recommended that it be removed and most likely would meet the exemption policy of the City of Grass Valley and would not require a Tree Removal Permit for its removal.

#### If a Tree Permit is Required for the Timming of Branches and/or Tree Removal

It is my understanding from discussions with the Project design team that the development of a two-story structure would require the removal of additional branches that remain above and over the existing structure within the subject parcel given the height of a two-story structure would be higher than the existing building. Additionally, it is recommended that the Mediterranean cypress be removed. Therefore, the City of Grass Valley has specific criteria for the removal of trees and they are outlined below.

Per the City of Grass Valley Ordinance No. 726, § 1, 4-12-2011, the following process would be required if 1) either tree needed to be removed or branches trimmed and 2) the City of Grass Valley requires a Tree Removal Permit for such actions regarding either tree.

12.36.080 - Criteria for issuance of tree removal permit.

An applicant for a tree removal permit shall demonstrate that the following criteria are satisfied. The tree permit administrator may require an arborist's report to substantiate the criteria for a permit.

- A. Hazard Tree. The tree permit administrator shall issue a tree removal permit for a hazard tree if the applicant demonstrates that a tree is a hazard and warrants removal:
  - A hazard tree is a tree that is physically damaged to the degree that it is clear that it is likely to fall and injure persons or property. A hazard tree may also include a tree that is located within public rights-of- way and is causing damage to existing public or private facilities or services and such facilities or services cannot be relocated or the damage alleviated. The applicant must

demonstrate that the condition or location of the tree presents a clear public safety hazard or a foreseeable danger of property damage to an existing structure and such hazard or danger cannot reasonably be alleviated by treatment or pruning.

- 2. The city may require the applicant to mitigate for the removal of each hazard tree pursuant to Section 12.36.085 of this chapter (outlined below). Such mitigation requirements shall be a condition of approval of the permit.
- B. Tree that is Not a Hazard. The city shall issue a tree removal permit for a tree that is not a hazard if the applicant demonstrates one of the following two options:
  - The tree is proposed for removal in order for the property to achieve compliance with other applicable city requirements and standards (i.e., other applicable site design and use standards). The tree permit administrator may require the building footprint of an improvement that would prompt the removal of a tree to be staked on the property prior to removal of the tree;
  - 2. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks;

Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within two hundred feet of the subject property. The city shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted by the city zoning ordinances. In making this determination, the city may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the city zoning ordinance.

The city shall require the applicant to mitigate for the removal of each tree granted approval pursuant to Section 12.36.085 outlined below. Such mitigation requirements shall be a condition of approval of the permit.

12.36.085 - Mitigation required.

An applicant may be required to provide mitigation for any tree approved for removal. The mitigation requirement shall be satisfied by one or more of the following:

- A. Replanting On-site. The applicant shall plant either a minimum one and one-half-inch caliper healthy and well-branched deciduous tree or a five- to six-foot tall evergreen tree for each tree removed. The replanted tree shall be of a species that will eventually equal or exceed the removed tree in size if appropriate for the new location. The tree shall be planted and maintained in accordance with city policies and standards or recommendations provided by an arborist.
- B. Replanting Off-site. If in the city's determination there is insufficient available space on the subject property, the replanting required in subsection A of this section shall occur on other property in the applicant's ownership or control within the city, in an open space tract that is part of the same subdivision, or in a city- owned or dedicated open space or park. Such mitigation planting is subject to the approval of the authorized property owners. If planting on city-owned or dedicated property, the city may specify the species and size of the tree. Nothing in this section shall be construed as an obligation of the city to allow trees to be planted on city-owned or dedicated property.
- C. Payment in Lieu of Planting. If in the city's determination no feasible alternative exists to plant the required mitigation, the applicant shall pay into the tree account an amount as established by resolution of the city council.

#### Conclusions

The site survey and arborist and tree inventory survey identified 2 trees. One native blue oak tree that is in moderately good condition and a non-native Mediterranean cypress that is in good condition. Both of the trees are located along the southern border of the subject parcel and rooted in the adjacent parcel directly to the south of the subject parcel and structure to be removed and replaced with a

proposes single-story structure.

Based on the remaining existing branches of the native blue oak tree that grow above and over the existing structure along the southern side of the subject parcel (see attached Photo Log), any required removal of those branches as part of the proposed Project could create a hazard for the tree and the neighboring parcel. Therefore, it is recommended that the blue oak tree be avoided and thus no tree removal or branch removal would be required. If the development of a two-story structure is selected it would require the removal of additional branches that remain above and over the existing structure within the subject parcel given the height of a two-story structure would be higher than the existing building and thus a City of Grass Valley Tree Removal Permit would be required.

The tall Mediterranean cypress should be removed given it is a non-native species and is growing up along the side of the existing building along the southern border of the subject parcel. Given the tall and dry conditions of the cypress it represents a hazard from potential fire and a hazard to the existing building and the proposed construction of a new building at that location. Given the cypress was most likely planted as a hedge to create more backyard privacy within the parcel directly to the south of the subject parcel, it cypress most likely would meet the exemption definition outlined within the City of Grass Valley Tree Preservation and Protection Ordinance. Whether a Tree Removal Permit is required or not, the tree should be removed and given it is not a significant or heritage tree and it is a non-native tree, no mitigation should be required for the removal of the cypress.

Lastly, if a two-story structure is developed within the subject parcel and it encroaches into the branches of the native blue oak tree, a Tree Removal Permit would be required most likely by the City of Grass Valley. Though the tree is not a significant tree or heritage tree, removal or trimming of the tree could require the Tree Removal Permit. If such a permit is required, mitigation for the trimming or removal of the tree shall be through the tree preservation fund established for the City of Grass Valley given there is no on-site location for mitigation planting and the Project applicant would not want to conduct an off-site mitigation project for the removal or impact of any tree. The payment through the tree preservation fund is to be directed towards planting of trees on publicly owned property, easements, or within rights-of-way.

The Project shall comply with Section 12.36.160 of the City's Ordinance for activities within drip lines of trees. Grading, irrigation, and paving beneath trees to be retained shall be given special attention. Every reasonable effort shall be made to avoid creating conditions adverse to the tree's health. Given the subject parcel is already paved and developed, no additional impacts will occur within the drip line of any tree located adjacent to the subject parcel.

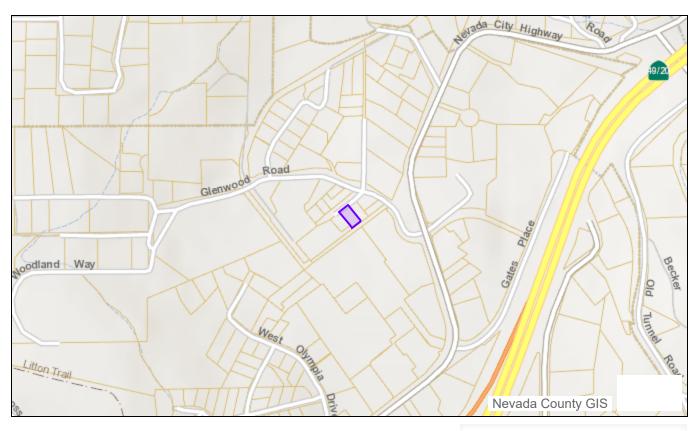
# **Attachments**



Description: The Parcel Report displays information from a variety of sources – Assessor, Building, Code Enforcement, Environmental Health, and Planning departments to list a few. The report is maintained by the County GIS Division.

Search by Assessor's Parcel Number (APN): 035-270-035-000

Search



View Assessor's Parcel Map PDF

Site Information Property Details

Districts Permits

Unrecorded Maps

Site Address
131 GLENWOOD AVENUE

Jurisdiction
GRASS VALLEY CITY

**Legal Description** PTN NE 1/4 23-16-8

# **Property Summary**

 Assessor's Parcel Number
 Acreage
 Land Value
 Improvement Value
 Tax Rate Area

 035-270-035-000
 0.20
 \$102,000.00
 \$586,500.00
 001-056

**Property Context** 

Zoning	Zoning District Map	General Plan	Census Tract	Census Block Group	Max Elevation	Ground Snow Load (lbs/sqft)	Climate Zone	Wind Exposure
<u>R-1</u> GVCitv	<u>52c</u>	<u>ULD</u> GVCitv	<u>5.01</u>	<u>2</u>	2,667	49	<u>11</u>	<u>C</u>

#### GENERAL SCOPE OF WORK

PROJECT CONSIST OF ADDITION AT REAR OF PROPERTY HOLDING 10 NEW UNITS, AS WELL AS A REMODEL AND EXPANSION OF THE EXISTING MITCHEN IN IMPORVEMENTS TO THE SITE AT THE FRONT OF THE BUILDING.

#### EXISTING BUILDING INFORMATION

RESIDENTIAL STANDARD SINGLE FAMILY

OCCUPANCY TYPE:
TYPE OF CONSTRUCTION:
EXISTING BUILDING HEIGHT:
EXISTING NUMBER OF STORIES:
EXISTING PLOOR AREA:

EXISTING 1ST FLOOR AREA: NEW 1ST FLOOR AREA: EXISTING SECOND FLOOR AREA: TOTAL FLOOR AREA: BUILDING HEIGHT 20' - 6" +1-

EXISTING BUILDING: WOOD FRAMED STRUCTURE WITH FIBER CEMENT HORIZONTAL LAP SIDING AND ASPHALT COMPOSITION

NEW BUILDING: WOOD FRAMED STRUCTURE WITH FIBER CEMENT HORIZONTAL LAP SIDING AND ASPHALT COMPOSITION ROOF.

#### PROJECT TEAM

ARCHITECT NANCY BAGLIETTO HOSPITALITY HOUSE 488 CROWN POINT CIRCLE, SUITE 200 GRASS VALLEY, CA 95945

OWNER

WALLIS DESIGN STUDIO ARCHITECTS

(530) 264 7010 robert wallis@wdsa.us CHRISTINE FANTLE STRUCTURAL ENGINEER MARTIN CONSULTING GROUP, INC. 2204 PLAZA DRIVE, SUITE 130 ROCKLIN, CA 95765

MELAS ENERGY ENGINEERING

547 UREN STREET NEVADA CITY, CA 95959 MICHAEL MELAS CIVIL ENGINEER DUNDAS GEOMATICS, INC

GENERAL CONTRACTOR ROBERTLAWLESS

CREEKSIDE 3331 PEACEKEEPER WAY, SUITE 400 MCCLEU AN CA refera

ELECTRICAL ENGINEER JP LIGHT ELECTRICAL ENGINEERING, (916) 781-8080 VOICE NC. (916) 783-9064 FAX

3130 TWITCHELL ISLAND ROAD

JIM PUGA (916) 371 - 3202 JPUGA@UPLIGHTEE.COM

PROJECT VICINITY MAP

## SHEET INDEX

GENERAL BASEMENT EGRESS PLAN 1ST FLOOR EGRESS PLAN 2ND FLOOR EGRESS PLAN

CIVIL

DEMOLITION PLAN SITE PLAN & DETAILS SECTIONS & DETAIL VIEWS

Page

SITE PLAN 1ST PLOOR EXISTING & DEMO 2ND PLOOR EXISTING & DEMO BASEMENT PLOOR PLAN 1ST PLOOR PLAN BASEMENT CELLING PLAT

Page MECHANICAL

PLUMBING

PLUMBING NOTES AND SPECIFICATIONS PLUMBING FLOOR PLAN - WAVE PLUMBING FLOOR PLAN - WATER P0.1 P1.1 P1.2

Page STRUCTURAL PROJECT NOTES
TYPICAL DETAILS
TYPICAL DETAILS
TYPICAL HORIZ & VERT DIAPHRAGM DETAILS THEOLOGICS VERY DIAPHRAM DETAILS ST FLOOR FRAMING B FOUNDATION PLAN STOFF FRAMING PLAN FRAMING DETAILS

ELECTRICAL Page

1ST FLOOR LIGHTING PLAN

ENERGY TITLE-24 ENERGY REPORT

Page PHOTOVOLTAIC

ARCHITECTS, INC.

(530) 264-7010 WallisDesignStudio.com

**EXPANSION** 

**GUEST HOME** 

SIERRA

131 GLENWOOD AVENUE GRASS VALLEY, CA 96945 100% DESIGN

DEVELOPMENT



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g Proj. No. 2022003 11/14/2023 Scale: 1" = 1 -0"

CF

Drawn By:

COVER SHEET

AGGREGATE HLL 

**SYMBOLS** 

WALL TYPE

WINDOWTAG

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**LEGEND** 

CONCRETE UNIT MASONRY



STRUCTURAL SHEATHING



WOOD EDAMING BLOCKING



**COMPLIANCE WITH DOCUMENTS** 

VISIONS:
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SHOWN.

OVERALL PLANS SHOW DIMENSIONS NOT INDICATED ON "PARTIAL DIMENSIONING."

## **AGENCIES & UTILITIES**

CITY OF GRASS VALLEY CITY OF GRASS VALLEY 125 EAST MAIN ST. GRASS VALLEY, CA 95949

JON MAY, BUILDING OFFICIAL
EMAIL: BLDGQLCTYOFGRASSVALLEY.COM
PHONE: (530) 274-4347

R-WOLFSON, CITY PLANNER AWOLFSON@CITYOFGRASSVALLEY.COM (530) 274-4713

TREVER VAN NOORT, P.E., UTILITIES SUPERINTENDENT EMAIL: INFO@CITYOFGRASSVALLEY.COM PHONE: (530) 274-1371

PATRICK MASON, FIRE MARSHAL

# 9

PROJECT LOCATION

EMAÎL: NCCFÎRE@NCCFÎRE.COM PHONE: (530) 265-4431

# NEVADA COUNTY CONSOLIDATED FIRE DISTRICT

11329 MCCOUNTRE 1 19000 GRASS VALLEY, CA 95949

# **CODES AND STANDARDS**

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS,
TITLE-26, CALIFORNIA BUILDING STANDARDS COMMISSION (CBSC) - PARTS 2 THRU
PART 1-1

- PART CALIFORNIA ADMINISTRATIVE CODE
  PART 2, VOLUME 3.0° 3 CALIFORNIA BILLIDING GODE (CBC)
  PART 2, VOLUME 3.0° 3 CALIFORNIA BILLIDING GODE (CBC)
  PART 3,5 CALIFORNIA BESIDENTIAL CODE (CBC)
  PART 3,5 CALIFORNIA ELECTRICAL CODE (CBC)
  PART 4, CALIFORNIA ELECTRICAL CODE (CBC)
  PART 5, CALIFORNIA PLIEMBRIS CODE (CPC)
  PART 6, CALIFORNIA PLIEMBRIS CODE (CPC)
- PARTA, -CALIFORNIA MECHAPILIPIE (CPC)
  PARTS CALIFORNIA PELIABRIA CODE
  PARTS CALIFORNIA ENERGY CODE
  PARTS CALIFORNIA ENERGY CODE
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ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.

A. TITLE 19 C.C.R., PUBLIC SAFETY
B. TITLE 24 C.C.R., BUILDING STANDARDS CODE

ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND THEIR STANDARDS:

- BUILDING & SAFETY DIVISION
  PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
  PUBLIC WORKS DEPARTMENT
- HRE DEPARTMENT AMERICANS WITH DISABILITIES ACT (ADA)

## **TYPICAL NOTES**

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## **CONTRACTOR RESPONSIBILITIES**

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- THE COST MAN TOWN SHALL EXAMINE THE DAWNINGS AND SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCES FOUND PRIOR TO PROCEEDING WITH THE WORKIN UNCERTAINTY.

  THE COSTRACTOR SHALL MERRY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORKIN UNCERTAINTY.

  THE COSTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCANTING.

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- CONSTRUCTIONS.
  FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL
  SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCH TECTURAL,
  STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS
  MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE

## **APPROVALS**

**DEFFERED APPROVALS** 

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SPECIAL INSPECTIONS

Ao.o

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#### GENERAL NOTES:

- CENERAL NOTES:

  ALL DORGE PATALE OF DESIGN, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO REQUIREMENTS OF THE 2021
  CRC AND COINS, AND THE CURRENT INFARIA COUNTY FOR ATMOSPHERALS.

  DIADNAS GENORALIS NIC, EXPRESSIVE PLESSEYS IS COMMON LAW COYFRIGHT AND OTHER PROPERTY RIGHTS IN
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  9. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REQULATIONS AND SAFETY REQUIREDERS.

- SITE WORK:

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  1. DODGAS GEOMATICS NOC. HAN NOT HADE A GEOTECHOSCAL REVERY OF THE RELEGION SITE AND IS NOT RESPONSIBLE.

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  11. THE ENGINEER OF RECORD SHALL SUBMIT A LETTER CERTIFYING THAT ALL GRADING AND EROSIONS AND SEDIMENT CONTROL MEASURES HAVE BEEN COMPLETE PER THE APPROVED PLANS PRIOR TO THE PERMIT FINAL.

- NOTES

  1. CONTOUR INTERVAL—18

  2. ALL DISTORRED SOL. (CALDING AREAS NOT RECEIVED HARRSCAPE MATERIALS SUCH AS

  2. ALL DISTORRED SOL. (CALDING AREAS NOT RECEIVED HARRSCAPE MATERIALS SUCH AS

  2. CONTRECTOR IN RESPONSIBLE FOR POSITALITION AND MANAGEMENT OF BROSING CONTROL

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## EROSION CONTROL NOTES

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- SEED, FERTILIZER, AND MULCH SHALL BE APPLIED BETWEEN SEPTEMBER 15 AND OCTOBER 15. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED.
- SEED, FERTILIZER, AND MULCH SHALL BE APPLIED TO ALL DISTURBED SOILS AND ALL
  EXPOSED CUT AND FILL SLOPES\* NOT PROTECTED BY ROCK IN THE FOLLOWING RATES

SEED MIX.	BLANDO BROME ZORRO ANNIJAL FESCUE HYKON ROSE CLOVER (INOCULATED)	12 LBS/AC 4 LBS/AC 9 LBS/AC
SEED MIX:	AMMONIUM PHOSPHATE (16-20-0)	300 LBS/AC
SEED MIX:	CLEAN STRAW	2.0 TONS/AC

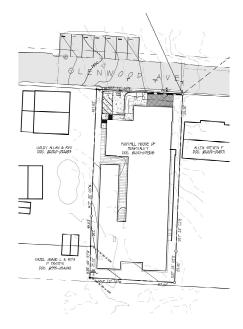
\*SLOPES WITH GLAZED OR SMOOTH SURFACES SHALL BE SCARIFIED TO A DEPTH OF 2-4 INCHES TO PROVIDE AN ADEQUATE SEED BED.

- \*\*LEGUMES SHALL BE INOCULATED WITH APPROPRITE BACTERIA AT ACCEPTED RATES AT TIME OF SEEDING.
- AT TIME OF SECURIO.

  SEED AND FERTILIZER SHALL BE APPLIED USING BROADCAST METHOD ON SLOPES GREATER THAN 2:, OTHER MEASURES SUCH AS NETTING OR TACKIFIERS SHALL BE UTILIZED TO HOLD MATERIALS INFLACE OWILL VEGETATION IS ESTABLISHED.
- 4 IF PERMANENT ERGISION CONTROL MEASURES ARE NOT INSTALLED BY COTORER 15 OF CONSTRUCTION SEASON, TEMPORARY MEASURES, SUCH AS STEAM RALE SEQUENT NOVEMBER. IT, THE ACTUAL COACHONS FOR SECOND FOR MEASURES WE BE TERMINED IN THE RELD AFTER CONSULTING WITH THE NEVADA COUNTY RESOURCE UNDESLIVATION DESITEM."
- APPROVAL SHALL DE ODTAINED FROM THE DUILDING OFFICIAL PRIOR TO ANY GRADING ACTIVITY OCCURRING DETWEEN OCTOBER 15th APRIL 15th

# COMPREHENSIVE SITE PLAN

FOOTHILL HOUSE OF HOSPITALITY APN # 035-270-035



## LEGEND

*	FOUND MONUMENT AS NOTED	
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	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	UNDERGROUND WATER LINE	
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W	WATER BOX	
(3)	SEWER SANITATION DOX	/
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	ASPHALT DRIVEWAY SURFACE	SCALE 1
888888888	V-DITCH	
	FIDER ROLLS	20 0
	ELOW LINE	



#### OWNER

FOOTHILL HOUSE OF HOSPITALITY 1262 SUTTON WY GRASS VALLEY, CA 95945 PHONE: (???) ??? ????

## PROPERTY ADDRESS

131 GLENWOOD AVE GRASS VALLEY, CA 95945

#### MAP PREPARED BY

DUNDAS GEOMATICS, INC 159 SOUTH AUBURN ST. GRASS VALLEY, CA 95945 (530) 274-1616 CONTACT: ROBERT LAWLESS, P.E., P.L.S.

## ASSESSOR'S PARCEL NUMBER

#### LOT AREA

## ZONING & G.P.

## SERVICES

# BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS BASED ON NAD 83 CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 2. DISTANCES ENIOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREUF.

## VERTICAL DATUM:

NAVD 88 STATIC GPS OBSERVATION

#### TABLE OF CONTENTS

COVER SHEET DEMOLITION PLAN SITE PLAN & DETAILS SECTIONS & DETAIL VIEWS

## EARTHWORK QUANTITIES:

DRIVEWAY & WALKWAYS = 900 S.F. HOUSE ADDITION = 2,630 S.F. MISC. GRADING AREA OF DISTURBANCE EXCAVATION/FILL QUANTITIES: CUT: 68± CUBIC YARDS GROSS FILL: 10± CUBIC YARDS GROSS



SIERRA GUEST HOME EXPANSION

FOOTHILL HOUSE OF HOSPITALITY

131 GLENWOOD AVENUE CRASS VALLEY, CA 95045

DESIGN REVIEW



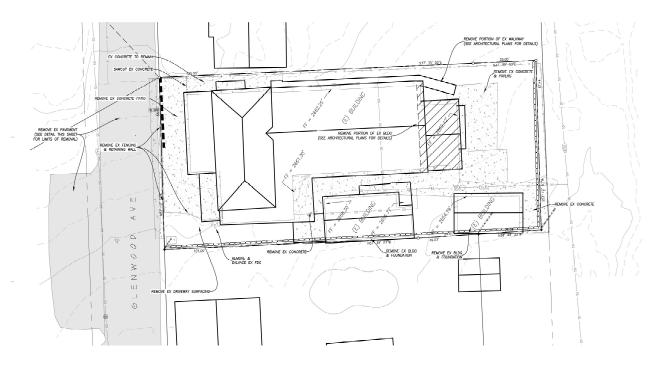


11/7/2023 Author

2022003

COVER





#### LEGEND

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SEWER SANITATION LINE FIRE DEPARTMENT CONNECTION O SECO SEWER OF EAROUT 4SPHALT DRIVEWAY SURFACE CONCRETE SURFACING

DEMOLITION NOTES:

- CARE SHALL BE TAKEN WHEN REMOVING PAYEMENT ADJACENT TO THE BULDING AND THE BULDING SUPPORT POSTS. ANY DAMAGE TO THALL BE SEPARATE AT THE COMPANION'S SOLE EXPENSE TO THE SEPARATE AND THE CONTROL OF SOLE EXPENSE.

  2. SEE ARCHITECTURAL TRANS TOR DETAILS ON FORTION OF BUILDING REMOVE, ANY JOSSOCKHIED PHYMERISMOSE.



#### BASEMENT DETAIL VIEW

REMOVE EXISTING PAVEMENT-

# CITY OF GRASS VALLEY STANDARD NOTES

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# 48 HOURS BEFORE EXCAVATING CALL U.S.A. UNDERGROUND SERVICE ALERT 811 OR 1-800-227-2600

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- DEMONSTRATION OF A PROPERTY OF
- CONSTRUCTION ACTIVITIES.

  CONSTRUCTION ACTIV
- RECOURT STABLIZATION OF DUST EMISSIONS.

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Grass Valley, CA 95945 (530) 264-2010 Wallis Design Studius

SIERRA GUEST HOME EXPANSION

131 GLENWOOD AVENUE CRASS VALLEY, CA 95045

DESIGN REVIEW



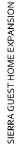


Proj. No.: 2022003 11/7/2023

Author

DEMOLITION PLAN







131 GLENWOOD AVENUE CRASS VALLEY, CA 95945

DESIGN REVIEW

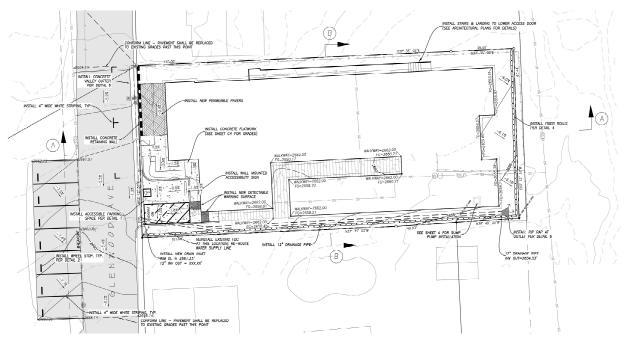


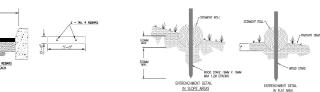


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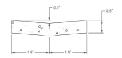
SITE PLAN & DETAILS



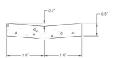


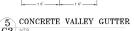
















LEGEND FOUND MONUMENT AS NOTED
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SEWER SANITATION LINE FIRE DEPARTMENT CONNECTIO WATER METER

DRAIN INLET SEWER CLEANOUT ASPHALT DRIVEWAY SURFACE CONCRETE SURFACING OGGGGGGGGGG V-DITCH ← FLOW LINE

ADA PATH-OF-TRAVEL

CONSTRUCTION NOTES: SEE SHEET 4 FOR ELEVATIONS OF PROPOSED HARDSCAPING,
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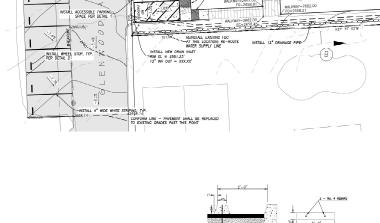
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4" WOE BLUE BORDER STD. STATE HANDICAP SYMBOL (WHITE) OVER 48" SQUARE BLUE BACKGROUND 5"-0" MIN.(TYP.) OR 8"-0" MIN.(NON ACCESSIBLE)

 $\underbrace{ \overset{1}{C3}}_{\text{NTS}} \overset{\text{ACCESSIBLE PARKING SPACE}}{}_{}$ 

WHEEL STOP NTS

3 EARTH V-DITCH NTS

# Photo Log of the Project Area During the Site Survey on November 27th, 2023



Photo 1: Existing access into the subject parcel off of Glenwood Avenue. The hedges to the right are along the parcel border. Two trees along the parcel border are a concern.



Photo 2: The existing large non-native tree along the parcel border is a hazard tree given it is a fire danger and a danger to instrastructure within the subject parcel.



Photo 3: The native blue oak tree to the left would be impacted significantly by a two-story development. A single story development would avoid the tree's canopy.



Photo 4: It is recommended the tall non-native tree behind the structure be removed as it is a fire and structural hazard, while it is recommended the oak tree not be impacted.

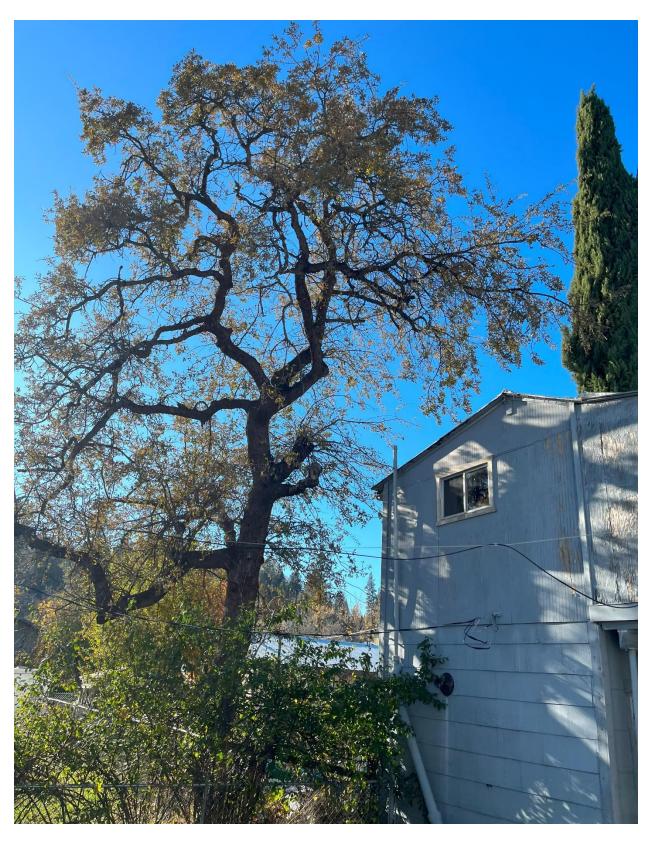


Photo 5: The large native blue oak tree would require branch removal for a two-story structure, which would create a hazard for the neighboring parcel where tree is rooted.



Photo 6: A two-story structure would require overhanging branches to be removed. The tree would be side heavy to the left and could fall or damge the foundation and/or the neighboring pool where the tree is rooted within the adjacent parcel to the Project.

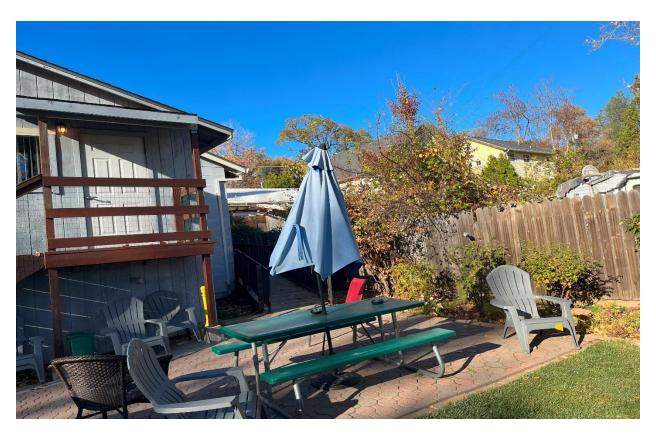


Photo 7: Back of the existing site development where future expansion will occur. No trees are located within the parcel except for the native oak and non-native tree.

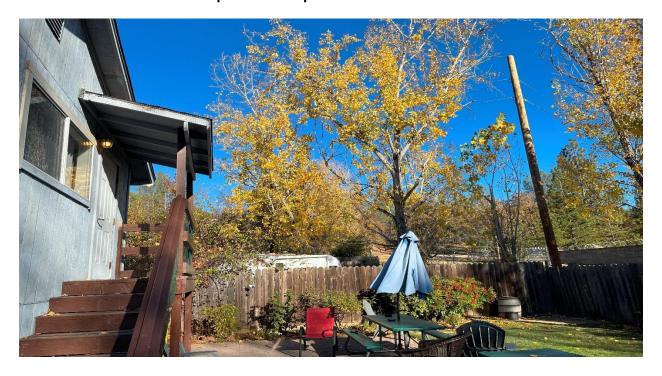


Photo 8: Cottonwood trees are located within the adjacent parcel behind the subject parcel and will not be impacted by the Project.



Photo 9: Existing structure within the subject parcel from along Glenwood Avenue. Only the tall non-native tree in photo and the blue oak tree encroach within the parcel.

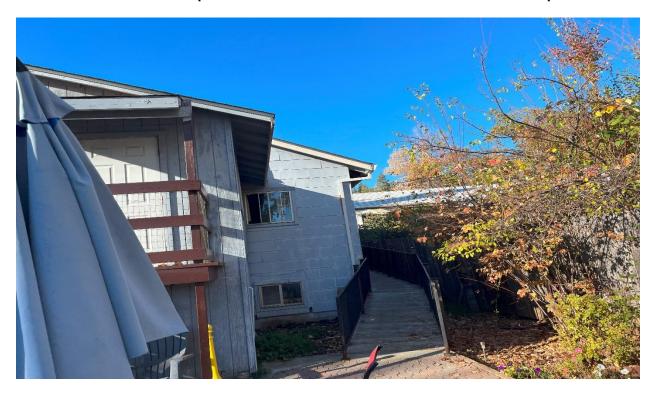


Photo 10: Far side of the subject parcel with no native trees or encroachment of trees within the parcel.

# **Lucy Rollins**

From: Miranda Bacon

Sent: Tuesday, December 12, 2023 3:38 PM

To: Amy Kesler-Wolfson

Cc: Lucy Rollins

**Subject:** FW: Opposition to Proposed Subsidized Housing Facility Expansion (APN: 035-270-035)

FYI

## Miranda Bacon



Community Services Analyst
Community Development Department
(P): (530) 274-4714 | (F): (530) 274-4399
City of Grass Valley | 125 E Main St, Grass Valley, CA 95945

www.cityofgrassvalley.com

From: Nicholas Koch Correia

Sent: Tuesday, December 12, 2023 2:04 PM

To: Public Comments <public@cityofgrassvalley.com>

Subject: Opposition to Proposed Subsidized Housing Facility Expansion (APN: 035-270-035)

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. Learn why this is important

Nicholas Correia 219 Glenwood Rd Grass Valley, CA 95945 nicholaskochcorreia@gmail.com (619) 569-7830 12/12/23

Dear Members of the Grass Valley Planning Commission,

I am writing to express my deep concern and opposition to the proposed expansion of the subsidized housing facility at 131 Glenwood Ave (APN: 035-270-035). While I understand the importance of affordable housing, I believe that the current proposal for a development with 27 units in such a small area is inappropriate and could have significant negative impacts on our community.

First and foremost, I would like to address the environmental concerns associated with this proposed development. The proposed Variance Request #23PLN-23 does not qualify for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) and its Guidelines. The increased density and reduced setbacks would likely result in the removal of mature trees and green spaces, which play a crucial role in maintaining the ecological balance of our neighborhood. Preserving our environment should be a top priority, and this proposal seems to disregard the importance of maintaining a sustainable and green community.

The proposed development would neglect the amount of drainage needed for a building of this size and potentially displace water to surrounding properties. Neglecting proper drainage not only poses a risk to the ecological balance of our community but also jeopardizes the well-being of residents and neighboring properties. I strongly urge you to

thoroughly assess the potential impacts on drainage systems and consider the long-term consequences on our environment before approving the proposed expansion.

Moreover, the proposed density raises serious questions about the impact on the overall character of the neighborhood. Our community predominantly consists of single-family homes, and introducing such a high-density development would disrupt the harmony and aesthetic appeal that attracted many residents to this area in the first place. We fear that this development could set a precedent for future projects that may not align with the character of our neighborhood and reduce property values.

Additionally, the requested rear setback exemption and 50% lot coverage limit exemption are concerning. Granting these exemptions would not only compromise the safety and privacy of neighboring properties but could also contribute to increased traffic congestion. The current infrastructure is not equipped to handle the additional strain on traffic flow, posing a risk to the safety of both pedestrians and drivers in the area.

Our neighborhood is already strained when it comes to parking, and introducing 27 additional units without a comprehensive parking plan is a recipe for congestion and inconvenience. Inadequate parking not only creates frustration among residents but can also pose safety hazards as residents may resort to parking in restricted areas or along narrow streets, hindering emergency vehicle access and exacerbating traffic concerns.

I urge you to carefully consider the long-term consequences of this development proposal on our neighborhood. I believe that it is essential for the city government to prioritize sustainable growth that respects the existing community and its residents. Rather than hastily approving exemptions, I encourage you to explore alternative solutions that balance the need for affordable housing with the preservation of our environment, neighborhood character, and traffic safety.

Thank you for your time and consideration. I trust that you will make decisions that benefit the community as a whole.

Sincerely,

Nicholas Correia